URBAN/MUNICIPAL
CA 3 ON HW Q60
026 H

CITY OF HAMILTON

OFFICIAL PLAN AMENDMENTS

1990 - 1992

THIS CONSOLIDATION OF THE BY-LAW IS PREPARED FOR CONVENIENCE ONLY, FOR ACCURATE REFERENCE, PLEASE, CHECK THE ORIGINAL BY-LAW

URBAN MUNICIPAL
FEB
GOVERNMENT DOCUMENTS

Bill No. D-12

The Corporation of the City of Hamilton

BY-LAW NO. 90- *28*

To Adopt:

Official Plan Amendment No. 83

Respecting:

LANDS LOCATED SOUTH OF THE C.N.R. RAILWAY AND EAST OF CENTENNIAL PARKWAY NORTH, WITHIN THE LAKELY NEIGHBOURHOOD

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 83 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this *30th* day of *January* A.D. 1990.

City Clerk

CERTIFIED A TRUE COPY

DEPUTY CITY CLERK

Mayor

(1990) 1 R.P.D.C. 14(a), January 30
Landawn Shopping Centres (National) Limited
Prospective Owner
ZA-89-38

Amendment No. 83

to the

City of Hamilton Official Plan

The following text, together with Schedules "A" and "B", attached hereto, constitutes Official Plan Amendment No. 83.

PURPOSE

The purpose of this Amendment is to redesignate the subject lands from "Industrial" to "Commercial", to delete the subject lands from "Special Policy Area 11", and to establish a new "Special Policy Area", to limit the types of commercial uses.

LOCATION

The lands affected by this Amendment are located south of the C.N.R. Railway and east of Centennial Parkway North, within the Lakely Neighbourhood.

BASIS

The proposal, to develop the subject lands for a one storey, 9,950 m^2, shopping centre for limited commercial uses, can be permitted on the following basis:

- it complies with the intent of the proposed Gateway East Study (a study which proposes several approaches for enhancing the gateway and tourism functions of the Centennial Parkway area);
- it is located on a major arterial road (Centennial Parkway North);
- it is consistent with the existing land use in the surrounding area, including warehousing to the west, and commercial to the south;
- it will improve the area's overall image and may encourage the redevelopment of adjacent properties; and,
- the existing "KK" zoning permits a broad range of heavy industrial uses, including a slaughter house, metal products factory, wood products factory, etc. Accordingly, the proposed uses are less offensive and more in keeping with the intent of the proposed Gateway East Study. Furthermore, some of the proposed uses are already permitted as-of-right under the established "KK" District Zoning (e.g. builders' supply yard; gas bar), and the other uses are no less feasible.

ACTUAL CHANGE

1) Schedule "A" - Land Use Concept of the Official Plan be revised by redesignating the subject lands from "Industrial" to "Commercial", as shown on the attached Schedule "A" of this Amendment.

01/30/90

-60-

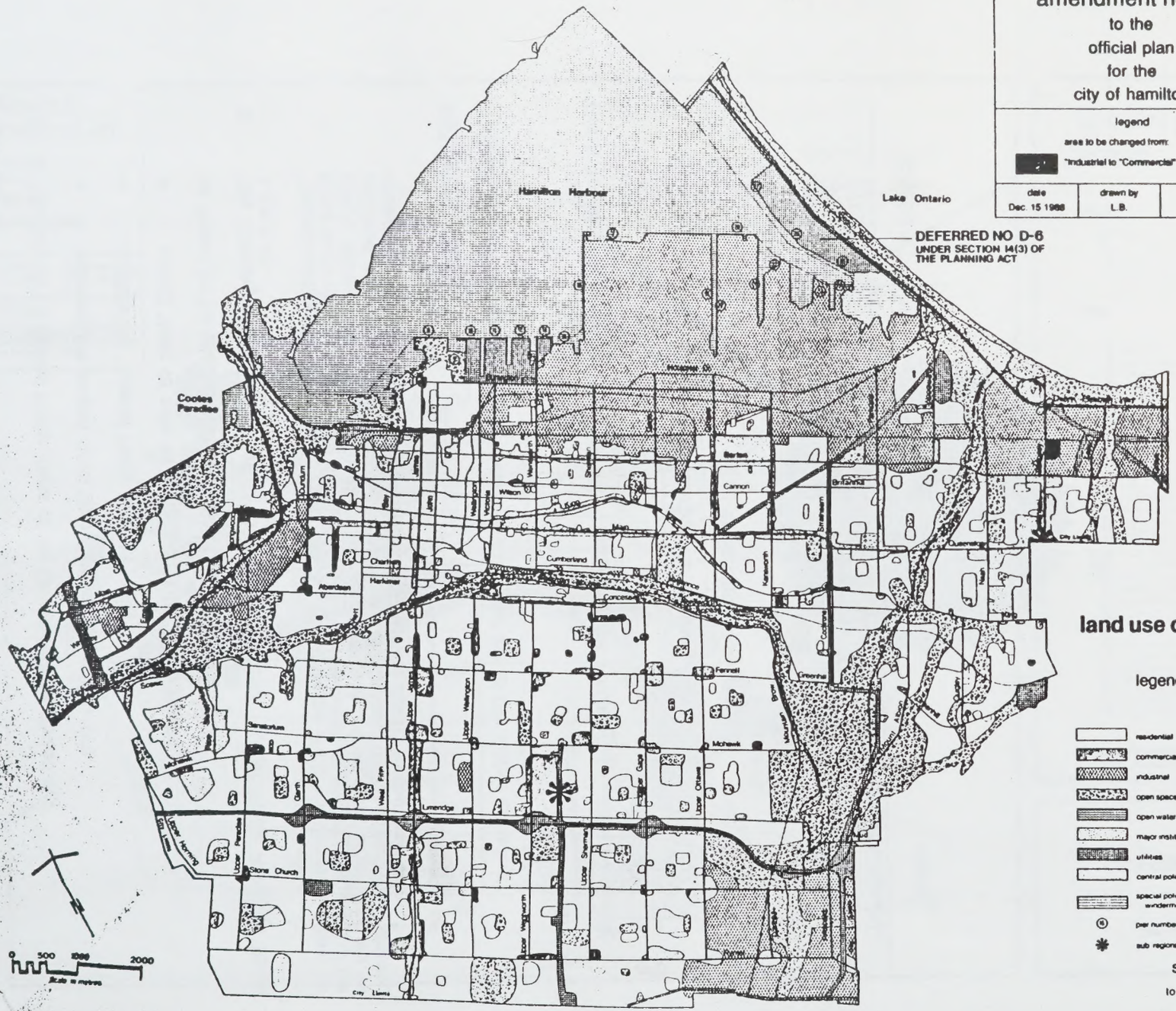
schedule A
amendment no. 83
to the
official plan
for the
city of hamilton

legend

area to be changed from:

"Industrial to "Commercial"

date	drawn by	reference file no.
Dec. 15 1988	L.B.	6 - 2 - 83



land use concept

legend

- residential
- commercial
- industrial
- open space
- open water
- major institutional
- utilities
- central policy area
- special policy area windermere basin
- per numbers
- sub regional centre

schedule A

to the official plan
for
the city of hamilton

SEPT. 26, 1988

2) Schedule "B", - Special Policy Areas of the Official Plan be revised by:

- removing the subject lands from "Special Policy Area 11";
- establishing "Special Policy Area 48"; and,
- adding "Area 48 refer to Policy A.2.9.3.43", in the legend,

as shown on the attached Schedule "B" of this Amendment.

3) The following new policy be added to Subsection A.2.9.3 - Other Policy Areas as Policy A.2.9.3.43:

"Notwithstanding the permitted uses as set out in Subsection A.2.2 - Commercial Uses, for those lands shown on Schedule "B" as SPECIAL POLICY AREA 48, and located south of the C.N.R. Railway and east of Centennial Parkway North, only limited commercial uses will be permitted, such as, home improvement centre uses, billiard hall, bowling alley, offices, cinema, restaurant and hotel, as provided for by the implementing Zoning By-law amendment."

IMPLEMENTATION

A Zoning By-law amendment will give effect to the intended use of the subject lands.

This is Schedule "1" to By-law No. 90- 28 , passed on the 30th day of January, 1990.

The Corporation of the

City of Hamilton

City Clerk

Mayor

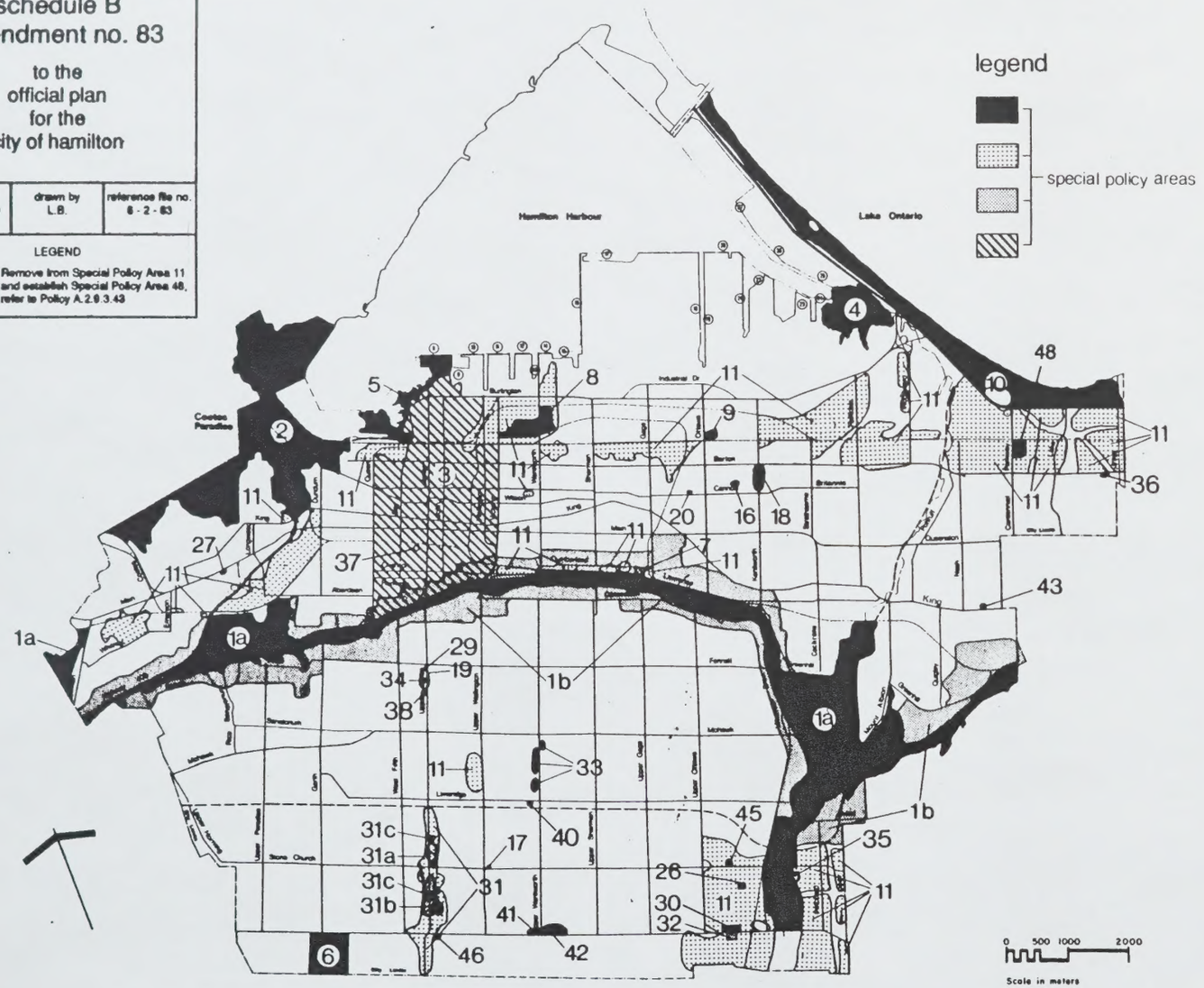
schedule B
amendment no. 83

to the
official plan
for the
city of hamilton

date	drawn by	reference file no.
Dec. 15, 1989	L.B.	6 - 2 - 83

LEGEND

Remove from Special Policy Area 11 and establish Special Policy Area 48, refer to Policy A.2.9.3.43



63

special policy areas

AREA	REFER TO SUBSECTION
1(a)	A.2.9.1.
1(b)	A.2.9.1.
2	A.2.9.2.
3	A.2.9.3.

AREA	REFER TO POLICY
3	A.2.9.3.1.
4	A.2.9.3.2.
5	A.2.9.3.3.
6	A.2.9.3.4.
7	A.2.9.3.5.
8	A.2.9.3.6.
9	A.2.9.3.7.
10	A.2.9.3.8.
11	A.2.9.3.9.
16	A.2.9.3.14.
17	A.2.9.3.15.
18	A.2.9.3.16.
19	A.2.9.3.17.
20	A.2.9.3.18.
26	A.2.9.3.21.
27	A.2.9.3.22.
29	A.2.9.3.24.
30	A.2.9.3.25.
31	A.2.9.3.26.
31(a)	A.2.9.3.26.
31(b)	A.2.9.3.26.
31(c)	A.2.9.3.26.
32	A.2.9.3.27.
33	A.2.9.3.28.
34	A.2.9.3.29.
35	A.2.9.3.30.
36	A.2.9.3.31.
37	A.2.9.3.32.
38	A.2.9.3.33.
40	A.2.9.3.35.
41	A.2.9.3.36
42	A.2.9.3.37
43	A.2.9.3.38.
46	A.2.9.3.41.

Refer to Schedule B - 1 for Special Policy Areas in the Downtown

63

schedule B

to the official plan
for
the city of hamilton

89 11 23

Bill No. D-67

The Corporation of the City of Hamilton

BY-LAW NO. 90-*168*

To Repeal By-law No. 90-40

and To Adopt:

Official Plan Amendment No. 84

Respecting:

URBAN MUNICIPAL
JUN 0
GOVERNMENT DOCUMENTS

LAND LOCATED AT MUNICIPAL NO. 820 RYMAL ROAD EAST, WITHIN THE BROUGHTON WEST NEIGHBOURHOOD

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 90-40 on the 13th day of February 1990 to adopt Official Plan Amendment No. 84;

AND WHEREAS there was an incorrect reference made to Municipal No. 420 Rymal Road East in the heading of the said by-law;

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 9 of the 11th Report of the Planning and Development Committee at its meeting held on the 29th day of May 1990, directed that By-law No. 90-40 be repealed and replaced as hereinafter provided.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. By-law No. 90-40 is hereby repealed in its entirety.

2. Amendment No. 84 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

3. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this *29th* day of *May* **A.D. 1990.**

Deputy City Clerk

Mayor

CERTIFIED A TRUE COPY
CITY CLERK

(1990) 1 R.P.D.C. 13(a), January 30
(1990) 11 R.P.D.C. 9, May 29
J. and E. Spenuk, Owners
ZA-89-94

Amendment No. 84

to the

City of Hamilton Official Plan

The following text, together with Schedule "A", attached hereto, constitutes Official Plan Amendment No. 84.

PURPOSE

The purpose of this Amendment is to redesignate the subject lands from "Residential" to "Commercial" on Schedule "A" - Land Use Concept of the Official Plan.

LOCATION

The lands affected by this Amendment are known municipally as 820 Rymal Road East, within the Broughton West Neighbourhood.

BASIS

The proposal is to develop the subject lands for a commercial plaza, containing retail stores, professional offices, etc. Council has deemed the proposal appropriate development at this location, and compatible with the surrounding land use pattern.

ACTUAL CHANGE

Schedule "A" - Land Use Concept be revised by redesignating the subject lands from "Residential" to "Commercial", as shown on the attached Schedule "A" of this Amendment.

IMPLEMENTATION

A Zoning By-law amendment will give effect to the intended use on the subject lands.

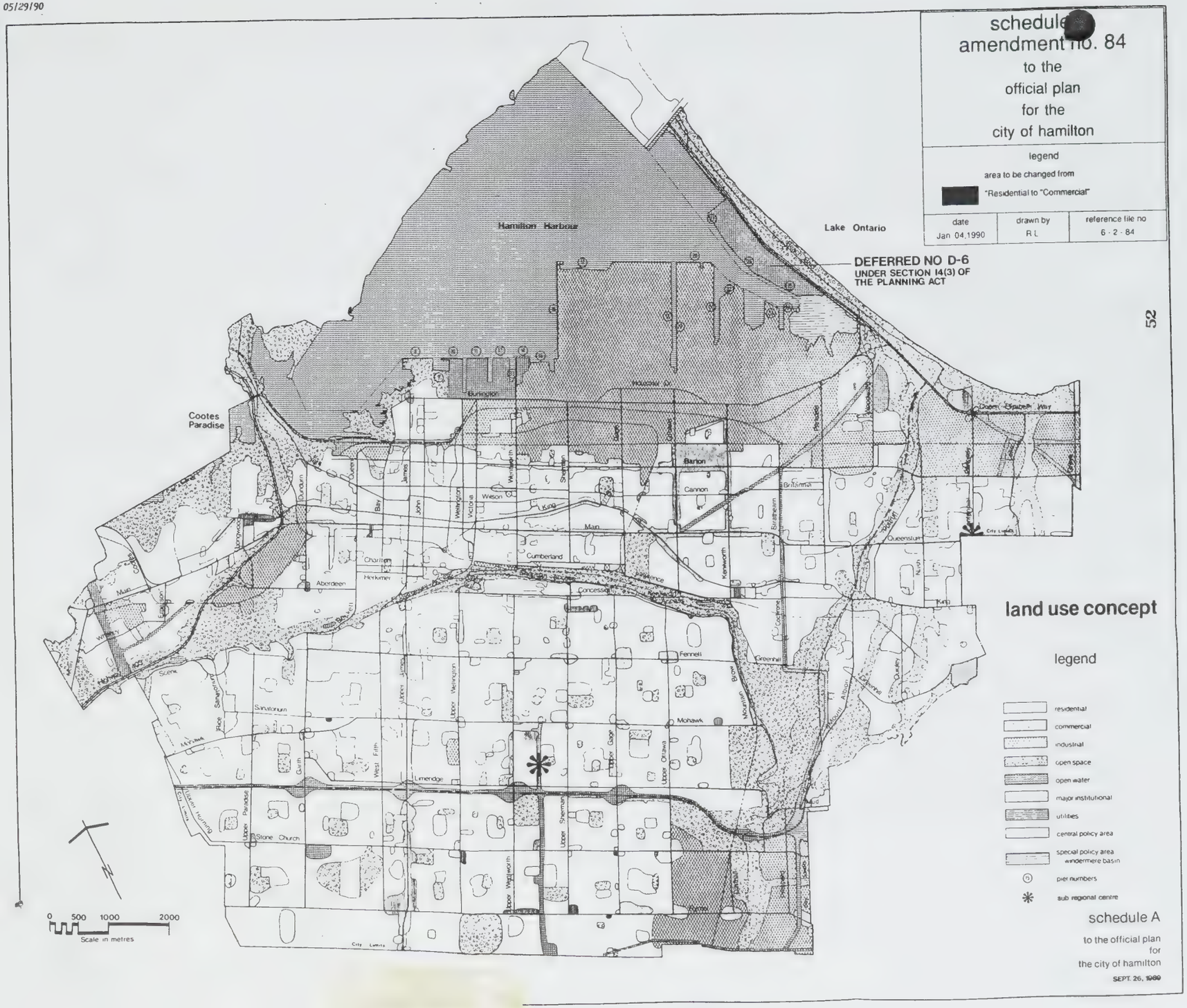
This is Schedule "1" to By-law No. 90- *168* , passed on the *29th* day of *May* , 1990.

The Corporation of the

City of Hamilton

Deputy City Clerk

Mayor


schedule
amendment no. 84
to the
official plan
for the
city of hamilton
legend
area to be changed from
"Residential to "Commercial"
date
Jan 04,1990
drawn by
R.L
reference file no
6-2-84
Hamilton Harbour
Lake Ontario
DEFERRED NO D-6
UNDER SECTION 14(3) OF
THE PLANNING ACT
52
Cootes
Paradise
Burlington
Barton
Cannon
Main
Cumberland
Aberdeen
Concession
Fennell
Mohawk
Limeridge
Stone Church
Upper Paradise
Upper Wentworth
Upper Sherman
Upper Gage
Upper Ottawa
Mountain Brow
Kenilworth
Sherman
Queenston
City Limits
0 500 1000 2000
Scale in metres
land use concept
legend
residential
commercial
industrial
open space
open water
major institutional
utilities
central policy area
special policy area
windermere basin
pier numbers
sub regional centre
schedule A
to the official plan
for
the city of hamilton
SEPT. 26, 1989

Bill No. D-21

The Corporation of the City of Hamilton

BY-LAW NO. 90- *41*

To Adopt:

Official Plan Amendment No. 85

Respecting:

LANDS LOCATED NORTH OF RYMAL ROAD EAST, BETWEEN UPPER WENTWORTH STREET AND UPPER SHERMAN AVENUE, WITHIN THE BUTLER NEIGHBOURHOOD

URBAN MUNICIPAL
FEB 1
GOVERNMENT DOCUMENTS

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 85 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this *13th* day of *February* A.D. 1990.

City Clerk

Mayor

CERTIFIED A TRUE

CITY CLERK

(1990) 2 R.P.D.C. 9(a), January 30
Rymal Square Developments Inc., Owner
ZA-89-42

Amendment No. 85

To The

City of Hamilton Official Plan

The following text, together with Schedule "A", attached hereto, constitute Official Plan Amendment No. 85.

Purpose

The purpose of this Amendment is to redesignate the subject lands from "Utilities" to "Residential".

Location

The lands affected by this Amendment are located north of Rymal Road East, between Upper Wentworth Street and Upper Sherman Avenue, within the Butler Neighbourhood.

Basis

The subject lands were, until recently, part of a utilities corridor owned by Ontario Hydro, and thus designated "Utilities". However, the lands have since been deemed surplus and sold by Ontario Hydro.

The subject lands are part of a proposed plan of subdivision, to be rezoned for single-family dwellings, zero lot-line single-family dwellings, townhouses, apartment developments, and a block for commercial development. The subject lands are proposed for single-family dwellings. The proposal can be permitted on the basis that it will provide for a variety of housing types in the Butler Neighbourhood, including single-family dwellings in the interior and higher density residential uses on the periphery.

Actual Changes

Schedule "A" - Land Use Concept of the Official Plan be revised by redesignating the subject lands from "Utilities" to "Residential", as shown on the attached Schedule "A" of this Amendment.

Implementation

A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule 1 to By-law No. 90-41, passed on the 13th day of February, 1990.

The Corporation of the

City of Hamilton

City Clerk

Mayor

Bill No. D-22

The Corporation of the City of Hamilton

BY-LAW NO. 90- 42

To Adopt:

Official Plan Amendment No. 86

Respecting:

URBAN MUNICIPAL
FEB 1
GOVERNMENT DOCUMENTS

LANDS LOCATED ALONG CENTENNIAL PARKWAY NORTH, FROM THE Q.E.W. TO THE CITY LIMITS, WITHIN THE NASHDALE, LAKELY, KENTLEY AND RIVERDALE WEST NEIGHBOURHOODS

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 86 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this *13th* day of *February* A.D. 1990.

City Clerk

Mayor

CERTIFIED A TRUE COPY.

CITY CLERK

(1990) 2 R.P.D.C. 4, January 30

- the present and proposed zoning and development of properties fronting on Highway 20 (Centennial Parkway) to ensure maximum benefits to the City as a growth area.

The changes to the Official Plan introduced by this Amendment (among other actions) will implement the findings of the Gateway East Study.

Actual Changes

1) Schedule "A" - Land Use Concept of the Official Plan be revised by redesignating the lands located on the west side of Centennial Parkway North, between the Q.E.W. and the C.N. railway tracks, and the lands located on the east side of Centennial Parkway North, north of Barton Street East, from "Industrial" to "Commercial", as shown on the attached Schedule "A" of this Amendment.

2) Schedule "B" - Special Policy Areas be revised by:

- removing the lands located on the west side of Centennial Parkway North, between the Q.E.W. and the C.N. railway tracks, from "Special Policy Area 11"; and,
- removing the lands located on the east side of Centennial Parkway North, north of Barton Street East, from "Special Policy Area 11", and establishing "Special Policy Area 49"; and,
- adding "Area 49 refer to Policy A.2.9.3.44", in the legend,

as shown on the attached Schedule "B" of this Amendment.

3) Schedule "H" - Community Improvement Areas of the Official Plan be revised by designating the lands along Centennial Parkway North, from the Q.E.W. to the City Limits, as a "Community Improvement Area", as shown on the attached Schedule "H" of this Amendment.

4) The following new policy be added to Subsection A.2.9.3 - Other Policy Areas as Policy A.2.9.3.44:

"Notwithstanding the permitted uses as set out in Subsection A.2.2 - Commercial Uses, for those lands shown on Schedule "B" as SPECIAL POLICY AREA 49, and located on the east side of Centennial Parkway North, north of Barton Street East, only limited commercial uses which support tourism and cater to the travelling public, such as theatres, fitness clubs, car/truck rentals, restaurants, dinner clubs, and similar uses, will be permitted."

5) Subsection B.3.5 - Rail Service be revised by:

- amending existing Policies 3.5.3 through 3.5.6, by renumbering them 3.5.4 to 3.5.7 ; and,
- adding a new Policy 3.5.3, as follows:

"Further to Policy 3.5.2, above, Council recognizes the concerns of the railway companies with regards to the potential impacts on their property by major development/redevelopment proposals adjacent to rail lines. In this regard, applicants will be directed to consult with the appropriate railway company regarding such matters as drainage, fencing, and setbacks."

Implementation

The provisions of Section D - Implementation of the Official Plan will apply to the implementation of this Amendment.

This is Schedule 1 to By-law No. 90- 42 , passed on the 13th day of February, 1990.

The Corporation of the

City of Hamilton

City Clerk

Mayor

Bill No. D-57

The Corporation of the City of Hamilton

BY-LAW NO. 90-148

To Adopt:

Official Plan Amendment No. 87

Respecting:

LANDS DESIGNATED UTILITIES IN THE HAMILTON HARBOUR INCLUDING PIERS 10 TO 14 AND PIERS 25 TO 27 INCLUSIVE

URBAN MUNICIPAL
GOVERNMENT DOCUMENTS

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 87 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 8th day of May A.D. 1990.

City Clerk

Mayor

CERTIFIED A TRUE COPY

City Clerk

(1990) 10 R.P.D.C. 11(a), May 8
City Initiative 90-B

AMENDMENT NO. 87

TO THE

CITY OF HAMILTON OFFICIAL PLAN

The following text constitutes Official Plan Amendment No. 87.

PURPOSE

The purpose of this Amendment is to clarify the intent of the Official Plan respecting land use jurisdiction for those lands designated Utilities in the Hamilton Harbour.

LOCATION

This amendment applies only to those lands designated Utilities in the Hamilton Harbour including Piers 10 to 14 and Piers 25 to 27 inclusive.

BASIS

The Minister of Municipal Affairs and Housing, in approving the City's Official Plan on June 1, 1982, deferred Policy A.2.7.2, as it applies to those lands designated "Utilities" on Piers 25 to 27 in the Hamilton Harbour. This amendment is intended to clarify the policy and remove the deferral from the Official Plan.

ACTUAL CHANGE

Subsection A.2.7 - Utilities, Policy A.2.7.2 be revised by deleting the words "and marine related industry or commerce that demonstrates operational need for proximity and access to the Harbour" and replace with "and other uses related to shipping and navigation", so the entire Policy reads as follows:

"2.7.2 Notwithstanding the permitted uses in Policy 2.7.1 above, the following uses will be permitted on Piers 10 to 14 and Piers 25 to 27 inclusive: shipping terminals; marine freight; passenger handling facilities; related storage, vessel and barge docks; and other uses related to shipping and navigation."

IMPLEMENTATION

Amendments to the Zoning By-law will give effect to the intended uses on the subject lands.

This is Schedule "1" to By-law No. 90- 148 , passed on the 8th day of May , 1990.

The Corporation of the

City of Hamilton

City Clerk

Mayor

CF/bs

A:\AMENDMEN

Bill No. D-49

The Corporation of the City of Hamilton

BY-LAW NO. 90- 140

To Adopt:

Official Plan Amendment No. 88

Respecting:

URBAN MUNICIPAL
MAY 13 1990
GOVERNMENT DOCUMENTS

LANDS LOCATED ON THE WEST SIDE OF ANCHOR ROAD, SOUTH OF STONE CHURCH ROAD EAST, WITHIN THE HANNON NORTH NEIGHBOURHOOD

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 88 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 8th day of May A.D. 1990.

City Clerk

Mayor

(1990) 9 R.P.D.C. 14(a), April
M. Mercanti, Owner
ZA-90-15

CERTIFIED A TRUE COPY

CITY CLERK

AMENDMENT NO. 88

TO THE

CITY OF HAMILTON OFFICIAL PLAN

The following text, together with Schedule "B", attached hereto, constitutes Official Plan Amendment No. 88 .

Purpose

The purpose of this Amendment is to establish a "Special Policy Area" to permit limited commercial uses within the "Industrial" designation, for the subject lands.

Location

The lands affected by this Amendment are located on the west side of Anchor Road, south of Stone Church Road East, within the Hannon North neighbourhood.

Basis

The basis for permitting the proposal, a wedding centre, is as follows:

1) it is not out of character with the mix of established uses in the area;

2) it would not undermine the establishment of future industrial uses in the area;

3) the proposed uses would have less of an impact on the abutting open space than some of the other industrial uses permitted "as-of-right"; and,

4) the hotel component could serve other industries in the area.

Actual Changes

1. The following new policy be added to Subsection A.2.9.3 - Other Policy Areas as Policy A.2.9.3.45:

   "In addition to the permitted uses set out in Subsection A.2.3 - Industrial Uses and Policy A.2.9.3.9, for those lands shown as Schedule "B" as SPECIAL POLICY AREA 50, and located on the west side of Anchor Road, south of Stone Church Road East, limited commercial uses associated with a wedding centre will be permitted."

2. The following be added to Schedule "B" - Special Policy Areas:

   - Special Policy Area 50; and,
   - "Area 50 refer to Policy A.2.9.3.45" in the legend, as shown on the attached Schedule "B" of this Amendment.

Implementation

A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule 1 to By-law No. 90-140, passed on the 8th day of May, 1990.

The Corporation of the

City of Hamilton

City Clerk

Mayor

K.E.:ns
A:\OPAFORM.LET

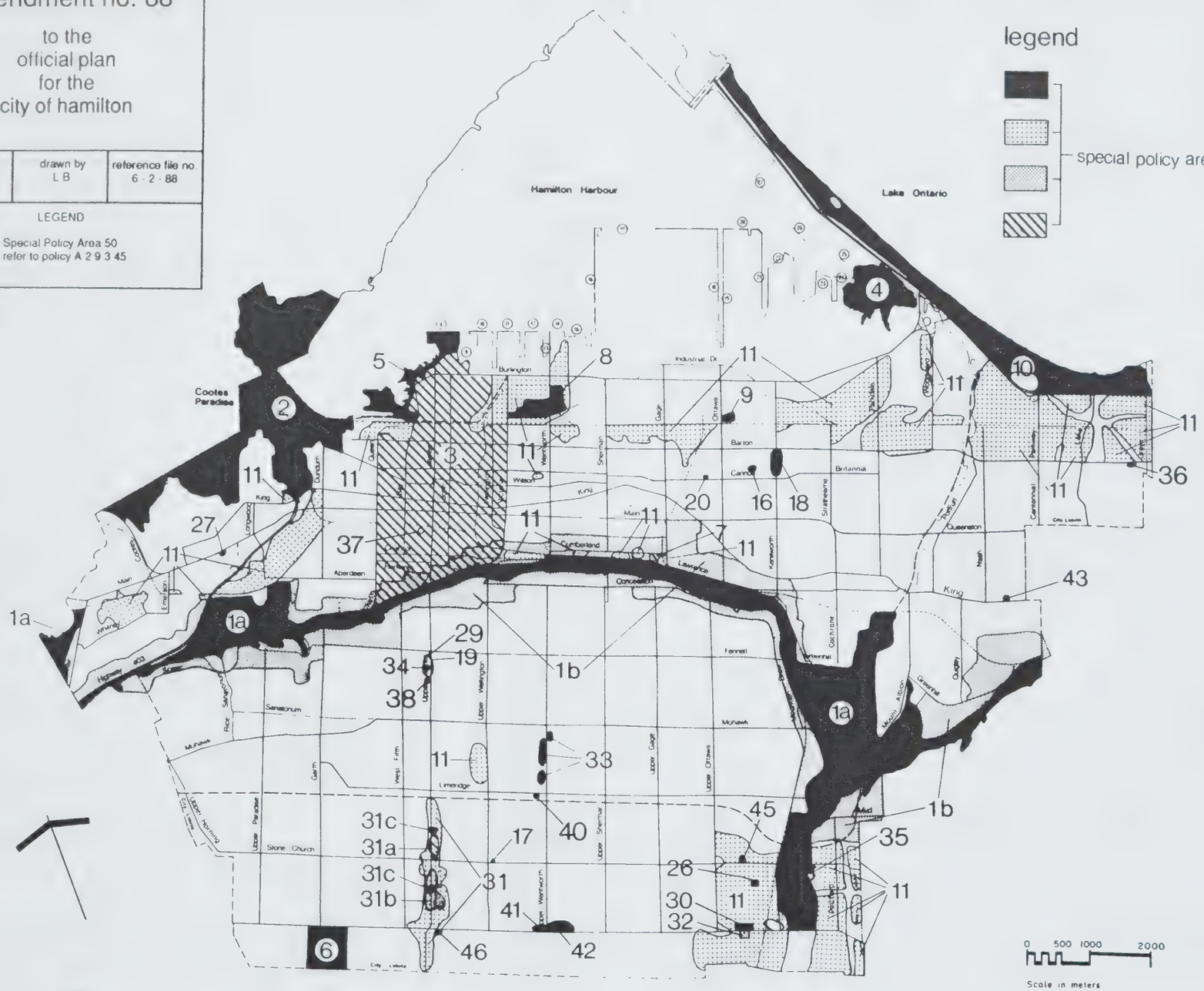
schedule B amendment no. 88

to the official plan for the city of hamilton

date	drawn by	reference file no.
April, 1990	L B	6 - 2 - 88

LEGEND

Special Policy Area 50 refer to policy A 2 9 3 45



special policy areas

AREA	REFER TO SUBSECTION
1(a)	A.2.9.1.
1(b)	A.2.9.1.
2	A.2.9.2.
3	A.2.9.3.

AREA	REFER TO POLICY
3	A 2 9 3.1
4	A 2 9 3 2.
5	A 2 9 3 3
6	A 2 9 3 4.
7	A 2 9 3 5
8	A 2 9 3 6
9	A 2 9 3 7.
10	A 2 9 3 8.
11	A 2 9 3 9
16	A 2 9 3 14
17	A 2 9 3 15
18	A 2 9 3 16
19	A 2 9 3 17.
20	A 2 9 3 18
26	A 2 9 3 21.
27	A 2 9 3 22
29	A 2 9 3 24
30	A 2 9 3 25.
31	A 2 9 3 26.
31(a)	A 2 9 3 26.
31(b)	A 2 9 3 26.
31(c)	A 2 9 3 26.
32	A 2 9 3 27.
33	A 2 9 3 28.
34	A 2 9 3 29
35	A 2 9 3 30
36	A 2 9 3 31
37	A 2 9 3 32.
38	A 2 9 3 33.
40	A 2 9 3 35
41	A 2 9 3 36
42	A 2 9 3 37
43	A 2 9 3 38.
46	A 2 9 3 41.

Refer to Schedule B - 1 for Special Policy Areas in the Downtown

schedule B

to the official plan for the city of hamilton

89 11 23

RECEIVED
MAY 1 1990
LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

Bill No. D-48

The Corporation of the City of Hamilton

GOVERNMENT DOCUMENTS

BY-LAW NO. 90- *107*

To Adopt:

Official Plan Amendment No. 89

Respecting:

LAND LOCATED AT MUNICIPAL NO. 286 SANFORD AVENUE NORTH, WITHIN THE GIBSON NEIGHBOURHOOD

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 89 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this *24th* day of *April* A.D. 1990.

City Clerk

Mayor

(1990) 8 R.P.D.C. 23(a), April 10
Meridian Co-operative Homes/Homestarts,
Prospective Owner
Amended ZA-89-55

CERTIFIED A TRUE COPY

CITY CLERK

AMENDMENT NO. 89

TO THE

CITY OF HAMILTON OFFICIAL PLAN

The following text, together with Schedules "A" and "B", attached hereto, constitutes Official Plan Amendment No. 89.

PURPOSE

The purpose of this Amendment is to redesignate the subject lands from INDUSTRIAL to RESIDENTIAL, and to remove the subject lands from Special Policy Area 11.

LOCATION

The lands affected by this Amendment are known municipally as No. 286 Sanford Avenue North, within the Gibson Neighbourhood.

BASIS

The proposed development involves the conversion of an industrial building for non-profit apartment units.

The proposal can be supported for the following reasons:

1) it is an excellent adaptive re-use of a non-residential building for residential purposes;

2) it will allow for the retention of a designated heritage building; and,

3) it will increase the supply of affordable dwelling units.

ACTUAL CHANGES

1) Schedule "A" - Land Use Concept be revised by redesignating the subject lands from INDUSTRIAL to RESIDENTIAL, as shown on the attached Schedule "A" of this Amendment.

2) Schedule "B" - Special Policy Areas be revised by deleting the subject lands from Special Policy Area 11, as shown on the attached Schedule "B" of this Amendment.

IMPLEMENTATION

A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 90- 107 , passed on the 24th day of April , 1990.

The Corporation of the

City of Hamilton

City Clerk

Mayor

KWE/bs
encls.

A:\AMENDMEN

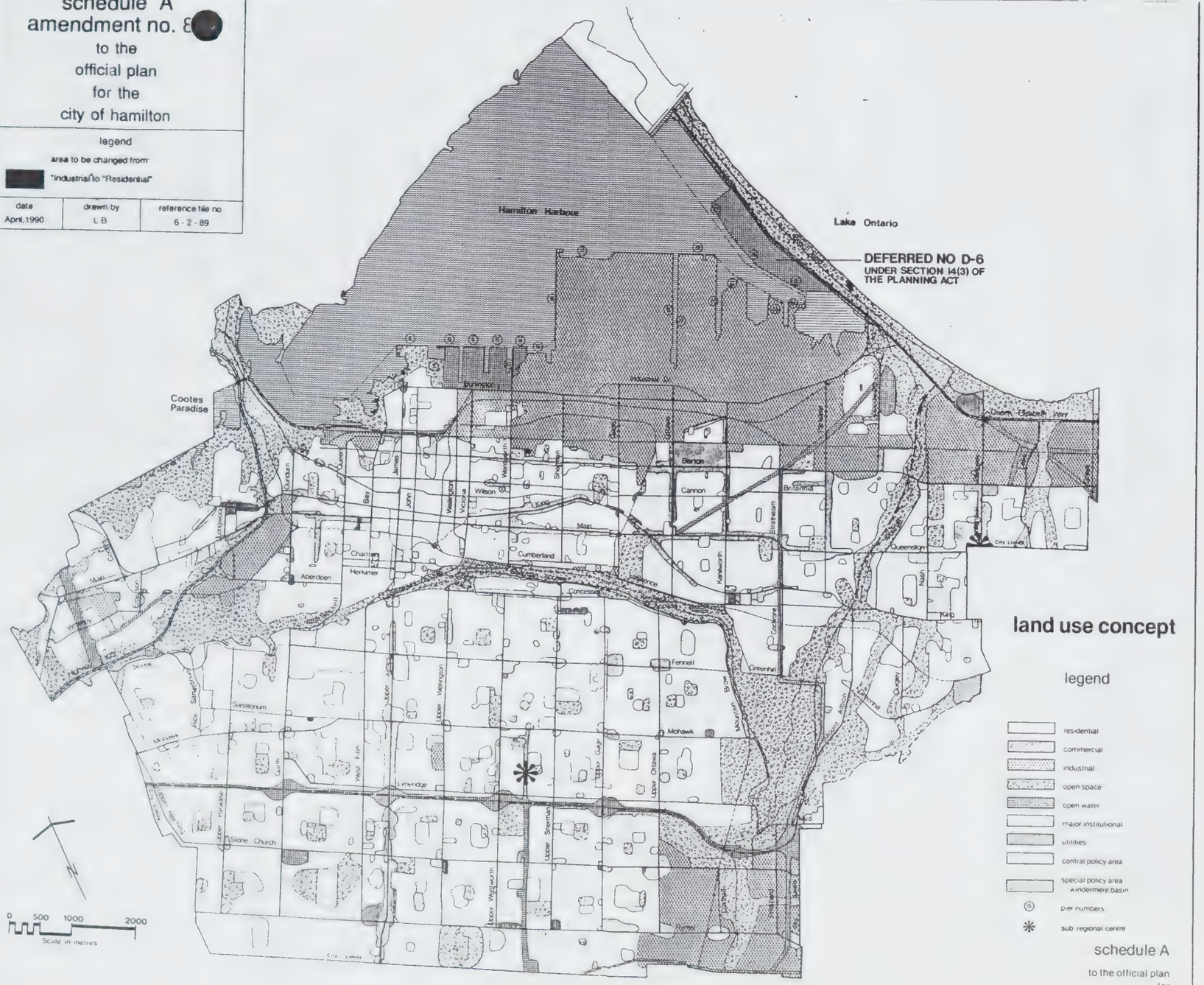
schedule A
amendment no. 8
to the
official plan
for the
city of hamilton

legend

area to be changed from:

"Industrial" to "Residential"

date	drawn by	reference file no
April, 1990	L.B.	6 - 2 - 89



land use concept

legend

- residential
- commercial
- industrial
- open space
- open water
- major institutional
- utilities
- central policy area
- special policy area
  windermere basin
- (15) pier numbers
- * sub regional centre

schedule A

to the official plan
for
the city of hamilton

FEB 12/90

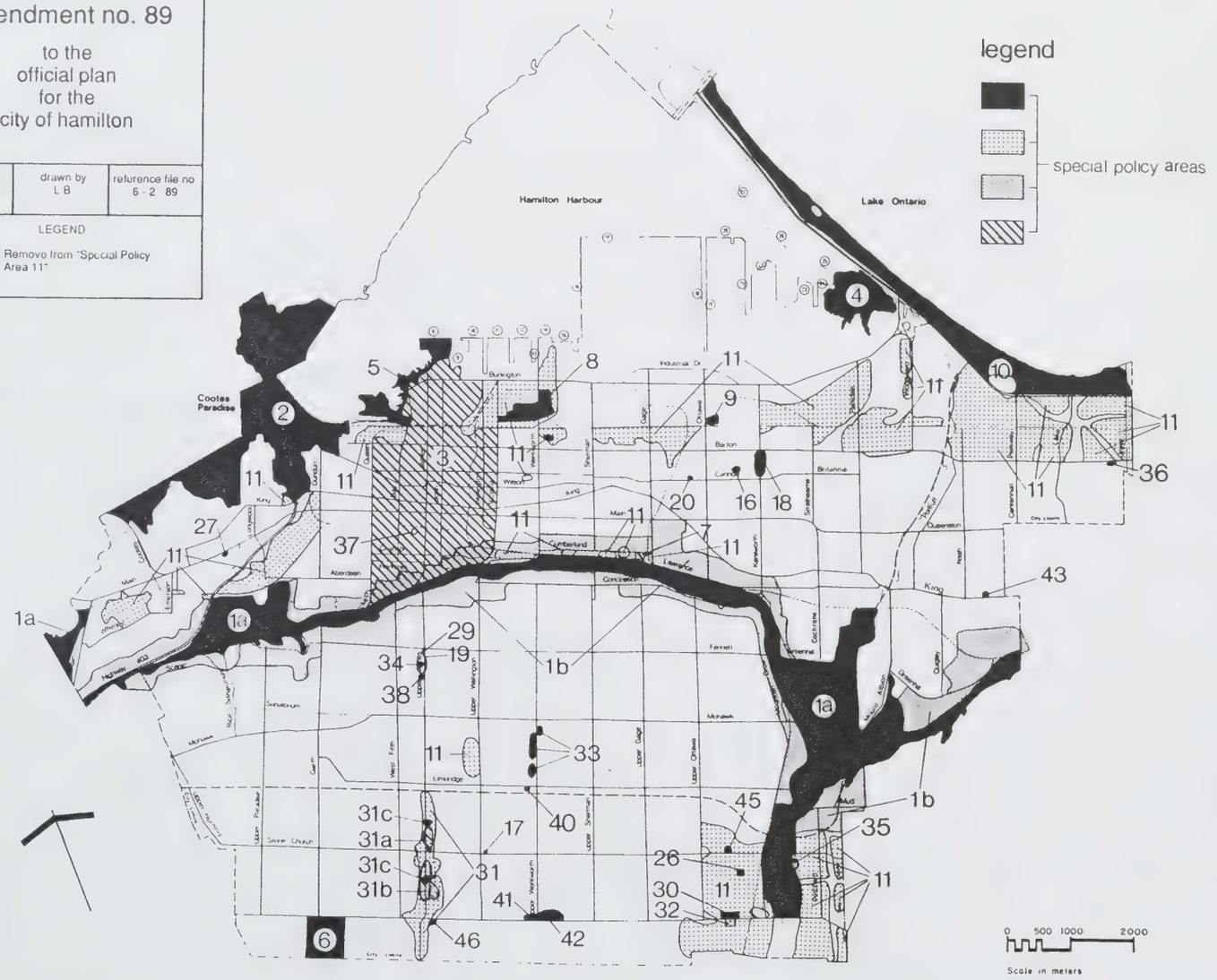
schedule B
amendment no. 89

to the
official plan
for the
city of hamilton

date	drawn by	reference file no
April, 1990	L B	6 - 2 89

LEGEND

Remove from "Special Policy Area 11"



special policy areas

AREA	REFER TO SUBSECTION
1(a)	A.2.9.1.
1(b)	A.2.9.1.
2	A.2.9.2.
3	A.2.9.3.

AREA	REFER TO POLICY
3	A.2.9.3.1.
4	A.2.9.3.2.
5	A.2.9.3.3.
6	A.2.9.3.4.
7	A.2.9.3.5.
8	A.2.9.3.6.
9	A.2.9.3.7.
10	A.2.9.3.8.
11	A.2.9.3.9.
16	A.2.9.3.14.
17	A.2.9.3.15.
18	A.2.9.3.16.
19	A.2.9.3.17.
20	A.2.9.3.18.
26	A.2.9.3.21.
27	A.2.9.3.22.
29	A.2.9.3.24.
30	A.2.9.3.25.
31	A.2.9.3.26.
31(a)	A.2.9.3.26.
31(b)	A.2.9.3.26.
31(c)	A.2.9.3.26.
32	A.2.9.3.27.
33	A.2.9.3.28.
34	A.2.9.3.29.
35	A.2.9.3.30.
36	A.2.9.3.31.
37	A.2.9.3.32.
38	A.2.9.3.33.
40	A.2.9.3.35.
41	A.2.9.3.36
42	A.2.9.3.37
43	A.2.9.3.38.
46	A.2.9.3.41.

Refer to Schedule B - 1 for Special Policy Areas in the Downtown

schedule B

to the official plan
for
the city of hamilton

89 11 23

Bill No. D-60

The Corporation of the City of Hamilton

BY-LAW NO. 90- *161*

To Adopt:

Official Plan Amendment No. 90

Respecting:

URBAN MUNICIPAL
JUN 0
GOVERNMENT DOCUMENTS

LAND LOCATED AT MUNICIPAL NO. 26 ARROWSMITH ROAD, WITHIN THE NASHDALE NEIGHBOURHOOD

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 90 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this *29th* day of *May* A.D. 1990.

Deputy City Clerk

Mayor

(1990) 10 R.P.D.C. 5(a), May 8
DiMarcantonio Industries Ltd.,
(S. DiMarcantonio, D. DiMarcantonio and P. DiMarcantonio), Owners
ZA-88-119

CERTIFIED A TRUE COPY

CITY CLERK

AMENDMENT NO. 90

TO THE

CITY OF HAMILTON OFFICIAL PLAN

The following text, together with Schedule "B", attached hereto, constitutes Official Plan Amendment No. 90.

PURPOSE

The purpose of this Amendment is to establish a "Special Policy Area" for the subject lands to permit general office uses, within the Industrial designation.

LOCATION

The lands affected by this Amendment are known municipally as No. 26 Arrowsmith Road, within the Nashdale Neighbourhood.

BASIS

The proposal is to permit surplus space within an existing manufacturing establishment to be utilized for general office uses. The proposal can be permitted on the following basis:

- The applicant has advised that changes in the nature of his manufacturing business have lead to reduced space requirements. The applicant wishes to lease the excess space for office uses, rather than carry the costs of the vacant space;
- The Zoning By-law amendment will restrict the proposed office uses to the existing building only. Permitting additional uses within the building would not jeopardize the Industrial nature of the area; and,
- The requested general office use would not interfere with the existing manufacturing use.

ACTUAL CHANGES

1) The following new policy be added to Subsection A.2.9.3 - Other Policy Areas as Policy A.2.9.3.46:

"In addition to the permitted uses set out in Subsection A.2.3 - Industrial Uses and Policy A.2.9.3.9, for those lands shown on Schedule "B" as SPECIAL POLICY AREA 51, and known municipally as 26 Arrowsmith Road, general office uses will be permitted."

2) The following be added to Schedule "B" - Special Policy Areas:

- Special Policy Area 51; and,
- "Area 51 refer to Policy A.2.9.3.46", in the legend,

as shown on the attached Schedule "B" of this Amendment.

IMPLEMENTATION

A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 90-*161* , passed on the *29th* day of *May* , 1990.

The Corporation of the

City of Hamilton

Deputy City Clerk

Mayor

CL-M:CS

Amendmen

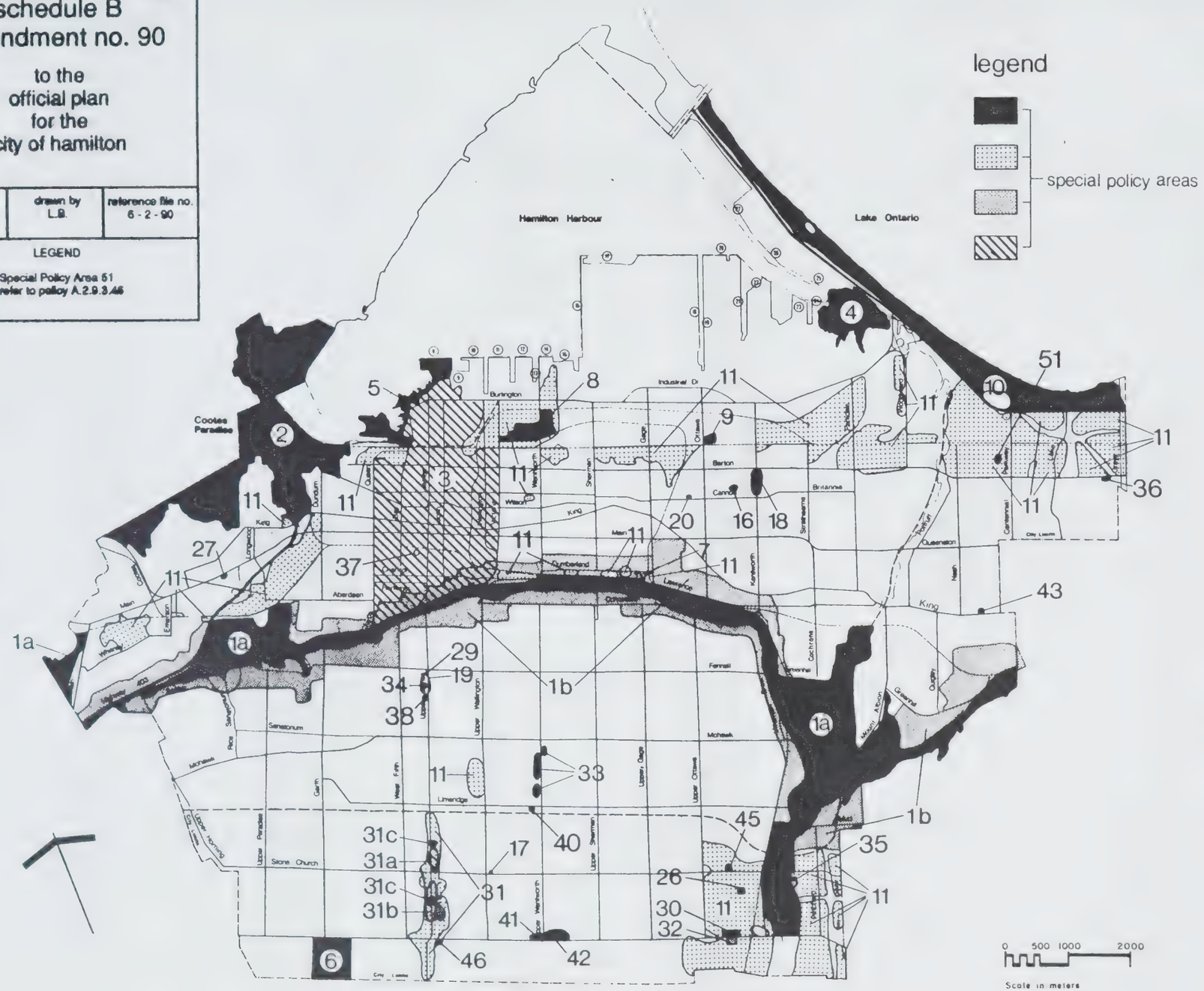
schedule B amendment no. 90

to the official plan for the city of hamilton

date	drawn by	reference file no.
May, 1990	L.B.	6 - 2 - 90

LEGEND

Special Policy Area 51 refer to policy A.2.9.3.46



special policy areas

AREA	REFER TO SUBSECTION
1(a)	A.2.9.1.
1(b)	A.2.9.1.
2	A.2.9.2.
3	A.2.9.3.

AREA	REFER TO POLICY
3	A.2.9.3.1.
4	A.2.9.3.2.
5	A.2.9.3.3.
6	A.2.9.3.4.
7	A.2.9.3.5.
8	A.2.9.3.6
9	A.2.9.3.7.
10	A.2.9.3.8.
11	A.2.9.3.9.
16	A.2.9.3.14.
17	A.2.9.3.15.
18	A.2.9.3.16.
19	A.2.9.3.17.
20	A.2.9.3.18.
26	A.2.9.3.21.
27	A.2.9.3.22.
29	A.2.9.3.24.
30	A.2.9.3.25.
31	A.2.9.3.26.
31(a)	A.2.9.3.26.
31(b)	A.2.9.3.26.
31(c)	A.2.9.3.26.
32	A.2.9.3.27.
33	A.2.9.3.28.
34	A.2.9.3.29.
35	A.2.9.3.30.
36	A.2.9.3.31.
37	A.2.9.3.32.
38	A.2.9.3.33.
40	A.2.9.3.35.
41	A.2.9.3.36
42	A.2.9.3.37
43	A.2.9.3.38.
46	A.2.9.3.41.

Refer to Schedule B - 1 for Special Policy Areas in the Downtown

schedule B

to the official plan for the city of hamilton

89 11 23

Bill No. D-76

The Corporation of the City of Hamilton

BY-LAW NO. 90-185

To Adopt:

Official Plan Amendment No. 91

Respecting:

URBAN MUNICIPAL
AUG 27 1991
GOVERNMENT DOCUMENTS

A PORTION OF THE LANDS KNOWN MUNICIPALLY AS 1441 UPPER JAMES STREET, WITHIN THE RYCKMANS NEIGHBOURHOOD

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 91 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this *26th* day of *June* A.D. 1990.

City Clerk

acting Mayor

CERTIFIED A TRUE COPY

CITY CLERK

(1990) 11 R.P.D.C. 14(a), May 29
Carriage Gate Homes Ltd., Owner
ZA-89-104

AMENDMENT NO. 91

TO THE

CITY OF HAMILTON OFFICIAL PLAN

The following text, together with Schedules "A" and "B", attached hereto, constitutes Official Plan Amendment No. 91.

PURPOSE

The purpose of this Amendment is to redesignate the subject lands from "Residential" to "Commercial" and to extend "Special Policy Area 31b" , to include the subject lands.

LOCATION

The subject lands consist of a portion of the lands known municipally as 1441 Upper James Street, within the Ryckmans Neighbourhood.

BASIS

The proposal is to extend the depth of the "Commercial" designation to accommodate a retail commercial establishment. The proposal can be permitted on the following basis:

- it would be compatible with future intended residential and commercial development in the surrounding area;
- it will allow for comprehensive development of the subject lands and adjoining lands for their intended use;
- it has frontage on a major arterial road;
- the Upper James Street frontage is recognized by the Official Plan as a highway-oriented commercial area; and,
- it is readily accessible to public transit along Upper James Street.

Further to the above, the proposed commercial establishment is subject to Special Design Guidelines applicable to the Upper James Street frontage (Urban Design Guidelines - Upper James Street Corridor). As such, the following design aspects will be incorporated into the development: increased front yard setback; landscaping adjacent to the Upper James Street road allowance; a front service road; and a landscaped strip to the rear of the commercial establishment.

ACTUAL CHANGES

1. Schedule "A" - Land Use Concept of the Official Plan be revised by redesignating the subject lands from "Residential" to "Commercial", as shown on the attached Schedule "A" of this Amendment.

2. Schedule "B" - Special Policy Areas of the Official Plan be revised by extending the boundary of "Special Policy Area 31b" to include the subject lands, as shown on the attached Schedule "B" of this Amendment.

IMPLEMENTATION

A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule 1 to By-law No. 90-185, passed on the 26th day of June, 1990.

The Corporation of the

City of Hamilton

City Clerk

acting Mayor

CL-M/ns/s

A:\OPAFORM

schedule A
amendment no. 91
to the
official plan
for the
city of hamilton

legend

area to be changed from:

"Residential" to "Commercial"

date	drawn by	reference file no
May, 1990	J G	8 - 2 - 91

land use concept

legend

- residential
- commercial
- industrial
- open space
- open water
- major institutional
- utilities
- central policy area
- special policy area windermere basin
- pier numbers
- sub regional centre

schedule A

to the official plan
for
the city of hamilton

MAY 17 1990

06/26/90

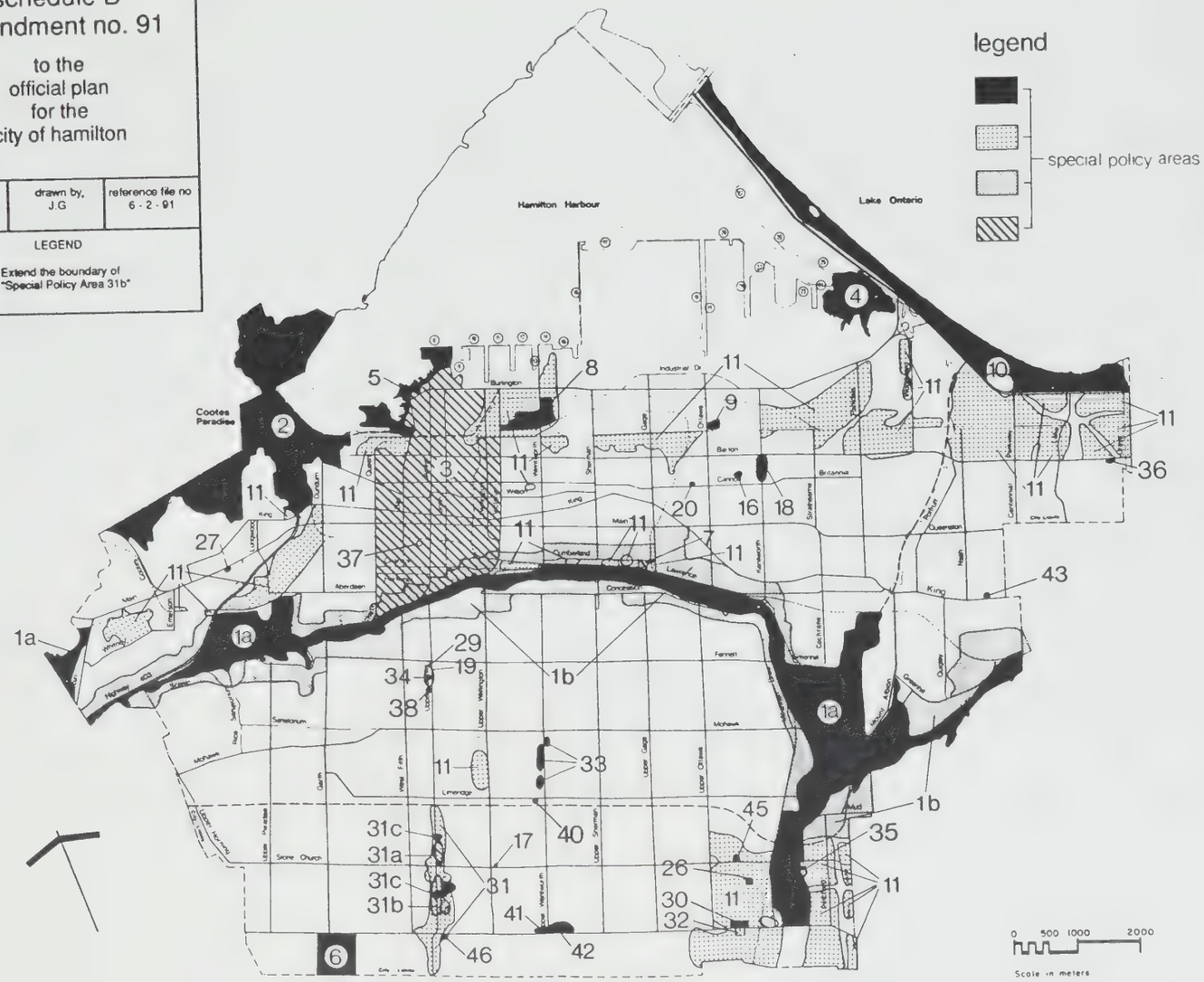
schedule B amendment no. 91

to the official plan for the city of hamilton

date	drawn by,	reference file no
May, 1990	J.G	6 - 2 - 91

LEGEND

Extend the boundary of "Special Policy Area 31b"



special policy areas

AREA	REFER TO SUBSECTION
1(a)	A.2.9.1.
1(b)	A.2.9.1.
2	A.2.9.2.
3	A.2.9.3.

AREA	REFER TO POLICY
3	A.2.9.3.1.
4	A.2.9.3.2.
5	A.2.9.3.3.
6	A.2.9.3.4.
7	A.2.9.3.5.
8	A.2.9.3.6.
9	A.2.9.3.7.
10	A.2.9.3.8.
11	A.2.9.3.9.
16	A.2.9.3.14.
17	A.2.9.3.15.
18	A.2.9.3.16.
19	A.2.9.3.17.
20	A.2.9.3.18.
26	A.2.9.3.21.
27	A.2.9.3.22.
29	A.2.9.3.24.
30	A.2.9.3.25.
31	A.2.9.3.26.
31(a)	A.2.9.3.26.
31(b)	A.2.9.3.26.
31(c)	A.2.9.3.26.
32	A.2.9.3.27.
33	A.2.9.3.28.
34	A.2.9.3.29.
35	A.2.9.3.30.
36	A.2.9.3.31.
37	A.2.9.3.32.
38	A.2.9.3.33.
40	A.2.9.3.35.
41	A.2.9.3.36
42	A.2.9.3.37
43	A.2.9.3.38.
46	A.2.9.3.41.

Refer to Schedule B - 1 for Special Policy Areas in the Downtown

schedule B

to the official plan for the city of hamilton

89 11 23

Bill No. C-101

The Corporation of the City of Hamilton

BY-LAW NO. 90- 216

To Adopt:

Official Plan Amendment No. 92

Respecting:

LANDS LOCATED EAST OF UPPER OTTAWA STREET, SOUTH OF STONE CHURCH ROAD EAST, WITHIN THE RYMAL NEIGHBOURHOOD

URBAN MUNI...
AUG 2...
GOVERNMENT DOCUMENTS

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 92 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 31st day of July A.D. 1990.

City Clerk

Mayor

(1990) 12 R.P.D.C. 21(a), June 26
Taba Developments Ltd., (J. Frisch, A. Ishaky, and S. Mukamal), Owners
ZA-90-22

CERTIFIED A TRUE COPY

CITY CLERK

AMENDMENT NO. 92

TO THE

CITY OF HAMILTON OFFICIAL PLAN

The following text, together with Schedule "B", attached hereto, constitutes Official Plan Amendment No. 92.

PURPOSE

The purpose of this Amendment is to establish a "Special Policy Area" to permit limited commercial uses within the Industrial designation, for the subject lands.

LOCATION

The lands affected by this Amendment are located east of Upper Ottawa Street, south of Stone Church Road East, within the Rymal Neighbourhood.

BASIS

The basis for permitting the proposal, to develop the subject lands for a mall containing limited commercial uses, a community medical centre, and limited office uses, is as follows:

- the subject lands are suitably located on a major road;
- the proposal will provide for comprehensive development of the subject lands with the lands to the north; and,
- the proposal will be compatible with the existing and proposed development in the area.

ACTUAL CHANGES

1) The following new policy be added to Subsection A.2.9.3 - Other Policy Areas as Policy A.2.9.3.47:

"In addition to the permitted uses set out in Subsection A.2.3 - Industrial Uses and Policy A.2.9.3.9, for those lands shown on Schedule "B" as SPECIAL POLICY AREA 52, and

located east of Upper Ottawa Street, south of Stone Church Road East, limited commercial uses will be permitted."

2) The following be added to Schedule "B" - Special Policy Areas:

- Special Policy Area 52; and,
- "Area 52 refer to Policy A.2.9.3.47", in the legend,

as shown on the attached Schedule "B" of this Amendment.

IMPLEMENTATION

A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 90-216 , passed on the 31st day of July , 1990.

The Corporation of the

City of Hamilton

City Clerk

Mayor

CL-M:CS

Amendmen

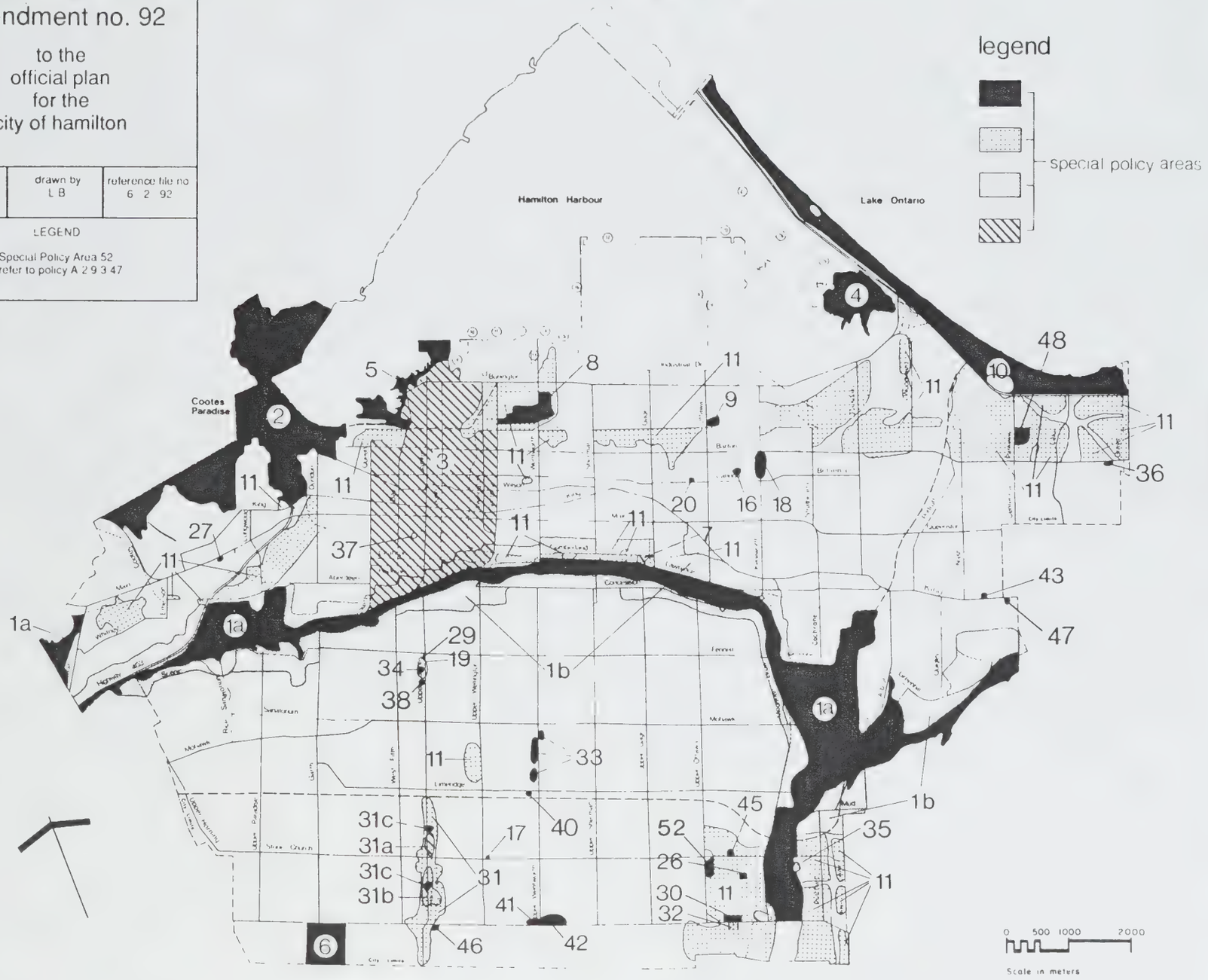
schedule B
amendment no. 92

to the
official plan
for the
city of hamilton

date - June, 1990	drawn by L B	reference file no 6 2 92

LEGEND

Special Policy Area 52
refer to policy A 2 9 3 47



special policy areas

AREA	REFER TO POLICY
1(a)	A 2 9.1.
1(b)	A 2 9.1
2	A 2 9.2
3	A 2 9.3.
	A 2 9 3.1.
4	A 2 9 3.2
5	A 2 9 3.3.
6	A 2 9 3.4
7	A 2 9 3.5.
8	A 2 9 3.6
9	A 2 9 3.7
10	A 2 9 3.8
11	A 2 9 3.9
16	A 2 9 3 14
17	A 2 9 3 15.
18	A 2 9 3 16.
19	A 2 9 3 17
20	A 2 9 3 18
26	A 2 9 3 21.
27	A 2 9 3 22
29	A 2 9 3 24
30	A 2 9 3 25.
31	A 2 9 3 26.
31(a)	A 2 9 3 26.
31(b)	A 2 9 3 26
31(c)	A 2 9 3 26
32	A 2 9 3 27.
33	A 2 9 3 28.
34	A 2 9 3 29.
35	A 2 9 3 30.
36	A 2 9 3 31.
37	A 2 9 3 32.
38	A 2 9 3 33
40	A 2 9 3 35
41	A 2 9 3 36.
42	A 2 9 3 37.
43	A 2 9 3 38.
46	A 2 9 3 41
47	A 2 9 3 42
48	A 2 9 3 43

Refer to Schedule B - 1 for Special Policy Areas in the Downtown

schedule B

to the official plan
for
the city of hamilton

90 04 25

CA4 ON HBL A08 B91

URBAN/MUNICIPAL

1990

10/30/90

Bill No. C-150

The Corporation of the City of Hamilton

BY-LAW NO. 90-304

To Adopt:

Official Plan Amendment No. 93

Respecting:

LANDS LOCATED AT MUNICIPAL NOS. 694-696 UPPER JAMES STREET WITHIN THE BONNINGTON NEIGHBOURHOOD

URBAN MUNI

GOVERNMENT DOCUMENTS

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 93 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this *30th* day of *October* A.D. 1990.

City Clerk

Mayor

(1990) 17 R.P.D.C. 11(a), October 9
R.H.B. Murray and M.A. Murray, Owners
ZA-88-124

CERTIFIED A TRUE COPY

CITY CLERK

AMENDMENT NO. 93

TO THE

CITY OF HAMILTON OFFICIAL PLAN

The following text, together with Schedules "A" and "B", attached hereto, constitutes Official Plan Amendment No. 93.

PURPOSE

The purpose of this Amendment is to: 1) redesignate the subject lands from "Residential" to "Commercial"; and 2) establish a "Special Policy Area" to permit limited commercial uses within the existing building.

LOCATION

The subject lands are known municipally as 694-696 Upper James Street, within the Bonnington Neighbourhood.

BASIS

The basis for permitting the conversion of the existing building for limited commercial uses is as follows:

- the subject lands are suitably located on a major arterial road;
- the proposal is consistent with existing development in the area;
- the proposal will not overburden existing sewers and watermains; and,
- the existing low-profile streetscape is maintained as the existing building is retained.

ACTUAL CHANGES

1) Schedule "A" - Land Use Concept of the Official Plan be revised by redesignating the subject lands from "Residential" to "Commercial", as shown on the attached Schedule "A" of this Amendment.

2) The following new policy be added to Subsection A.2.9.3 - Other Policy Areas as Policy A.2.9.3.48:

"Within SPECIAL POLICY AREA 53, identified on Schedule B - Special Policy Areas and known municipally as 694-696 Upper James Street, limited commercial uses shall be permitted within the existing building as well as residential uses. In the event the existing building is destroyed, it will only be replaced by a building with the same external dimensions and floor area."

3) The following be added to Schedule "B" - Special Policy Areas:

- Special Policy Area 53; and,
- "Area 53 refer to Policy A.2.9.3.48", in the legend.

as shown on the attached Schedule "B" of this Amendment.

IMPLEMENTATION

A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 90-304, passed on the 30th day of October, 1990.

THE CORPORATION OF THE

CITY OF HAMILTON

City Clerk

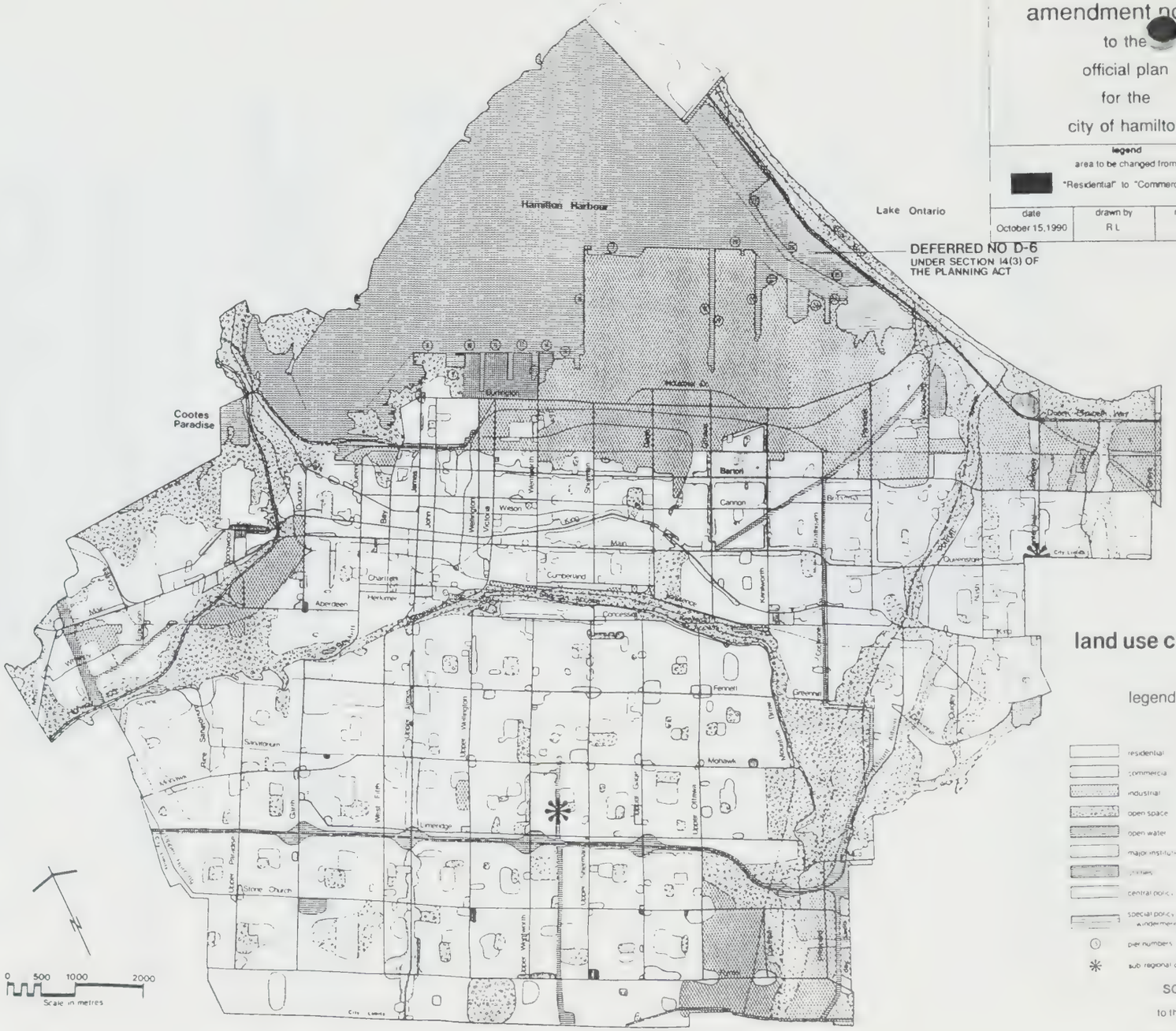
Mayor

K.W.E.:ns
A:\AMENDLET

schedule A
amendment no. 93
to the
official plan
for the
city of hamilton

legend
area to be changed from
"Residential" to "Commercial"

date	drawn by	reference file no
October 15,1990	R L	6 - 2 - 93



land use concept

legend

- residential
- commercial
- industrial
- open space
- open water
- major institutional
- utilities
- central policy area
- special policy area
  windermere basin
- ① per numbers
- * sub regional centre

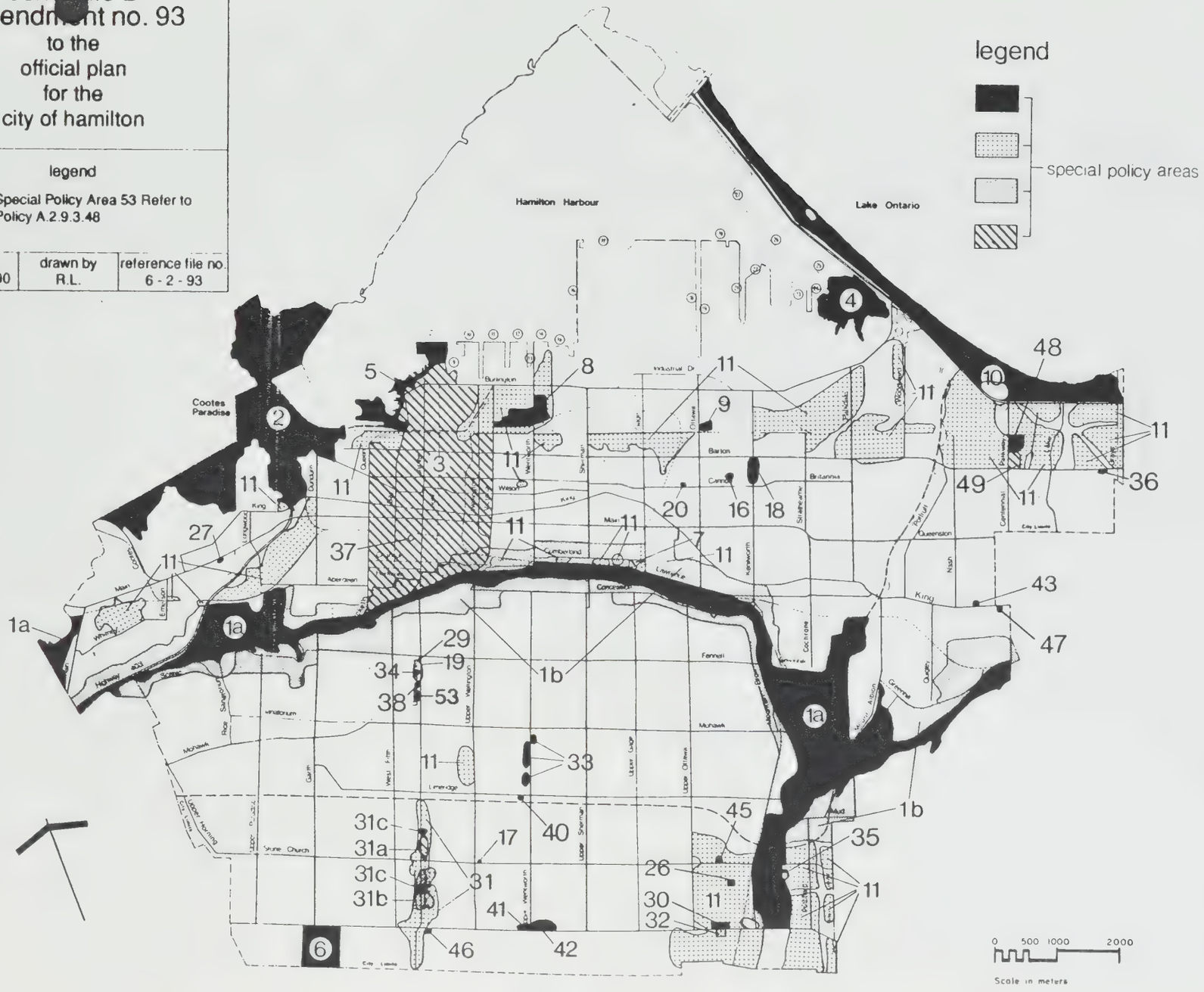
schedule A
to the official plan
for
the city of hamilton
JUNE 30 1990

schedule B amendment no. 93 to the official plan for the city of hamilton

legend

Special Policy Area 53 Refer to Policy A.2.9.3.48

date	drawn by	reference file no.
Oct 15, 1990	R.L.	6 - 2 - 93



special policy areas

AREA	REFER TO POLICY
1(a)	A.2.9.1.
1(b)	A.2.9.1.
2	A.2.9.2.
3	A.2.9.3.
	A.2.9.3.1.
4	A.2.9.3.2.
5	A.2.9.3.3.
6	A.2.9.3.4.
7	A.2.9.3.5.
8	A.2.9.3.6.
9	A.2.9.3.7.
10	A.2.9.3.8.
11	A.2.9.3.9.
16	A.2.9.3.14.
17	A.2.9.3.15.
18	A.2.9.3.16.
19	A.2.9.3.17.
20	A.2.9.3.18.
26	A.2.9.3.21.
27	A.2.9.3.22.
29	A.2.9.3.24.
30	A.2.9.3.25.
31	A.2.9.3.26.
31(a)	A.2.9.3.26.
31(b)	A.2.9.3.26.
31(c)	A.2.9.3.26.
32	A.2.9.3.27.
33	A.2.9.3.28.
34	A.2.9.3.29.
35	A.2.9.3.30.
36	A.2.9.3.31.
37	A.2.9.3.32.
38	A.2.9.3.33.
40	A.2.9.3.35.
41	A.2.9.3.36.
42	A.2.9.3.37.
43	A.2.9.3.38.
45	A.2.9.3.40.
46	A.2.9.3.41.
47	A.2.9.3.42.
48	A.2.9.3.43.
49	A.2.9.3.44.

Refer to Schedule B - 1 for Special Policy Areas in the Downtown

schedule B

to the official plan
for
the city of hamilton

90 06 30

CA4 ON HBL A08 B91
URBAN/MUNICIPAL
1990

Bill No. C-151

The Corporation of the City of Hamilton

BY-LAW NO. 90-305

To Adopt:

Official Plan Amendment No. 94

Respecting:

LAND LOCATED AT MUNICIPAL NO. 710 UPPER JAMES STREET WITHIN THE BONNINGTON NEIGHBOURHOOD

URBAN MUNI...
GOVERNMENT DOCUMENTS

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 94 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 30th day of October A.D. 1990.

City Clerk

Mayor

CERTIFIED A TRUE COPY
CITY CLERK

(1990) 17 R.P.D.C. 12(a), October 9
Katherine Murray, Owner
ZA-90-31

AMENDMENT NO. 94

TO THE

CITY OF HAMILTON OFFICIAL PLAN

The following text, together with Schedules "A" and "B", attached hereto, constitutes Official Plan Amendment No. 94.

PURPOSE

The purpose of this Amendment is to: 1) redesignate the subject lands from "Residential" to "Commercial"; and 2) establish a "Special Policy Area" to permit limited commercial uses within the existing building.

LOCATION

The subject lands are known municipally as 710 Upper James Street, within the Bonnington Neighbourhood.

BASIS

The basis for permitting the conversion of the existing building for limited commercial uses is as follows:

- the subject lands are suitably located on a major arterial road;
- the proposal is consistent with existing development in the area;
- the proposal will not overburden existing sewers and watermains; and,
- the existing low-profile streetscape is maintained as the existing building is retained.

ACTUAL CHANGES

1) Schedule "A" - Land Use Concept of the Official Plan be revised by redesignating the subject lands from "Residential" to "Commercial", as shown on the attached Schedule "A" of this Amendment.

2) The following new policy be added to Subsection A.2.9.3 - Other Policy Areas as Policy A.2.9.3.49:

"Within SPECIAL POLICY AREA 54, identified on Schedule B - Special Policy Areas and known municipally as 710 Upper James Street, limited commercial uses shall be permitted within the existing building as well as residential uses. In the event the existing building is destroyed, it will only be replaced by a building with the same external dimensions and floor area."

3) The following be added to Schedule "B" - Special Policy Areas:

- Special Policy Area 54; and,
- "Area 54 refer to Policy A.2.9.3.49", in the legend.

as shown on the attached Schedule "B" of this Amendment.

IMPLEMENTATION

A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 90-305, passed on the 30th day of October, 1990.

THE CORPORATION OF THE

CITY OF HAMILTON

City Clerk

Mayor

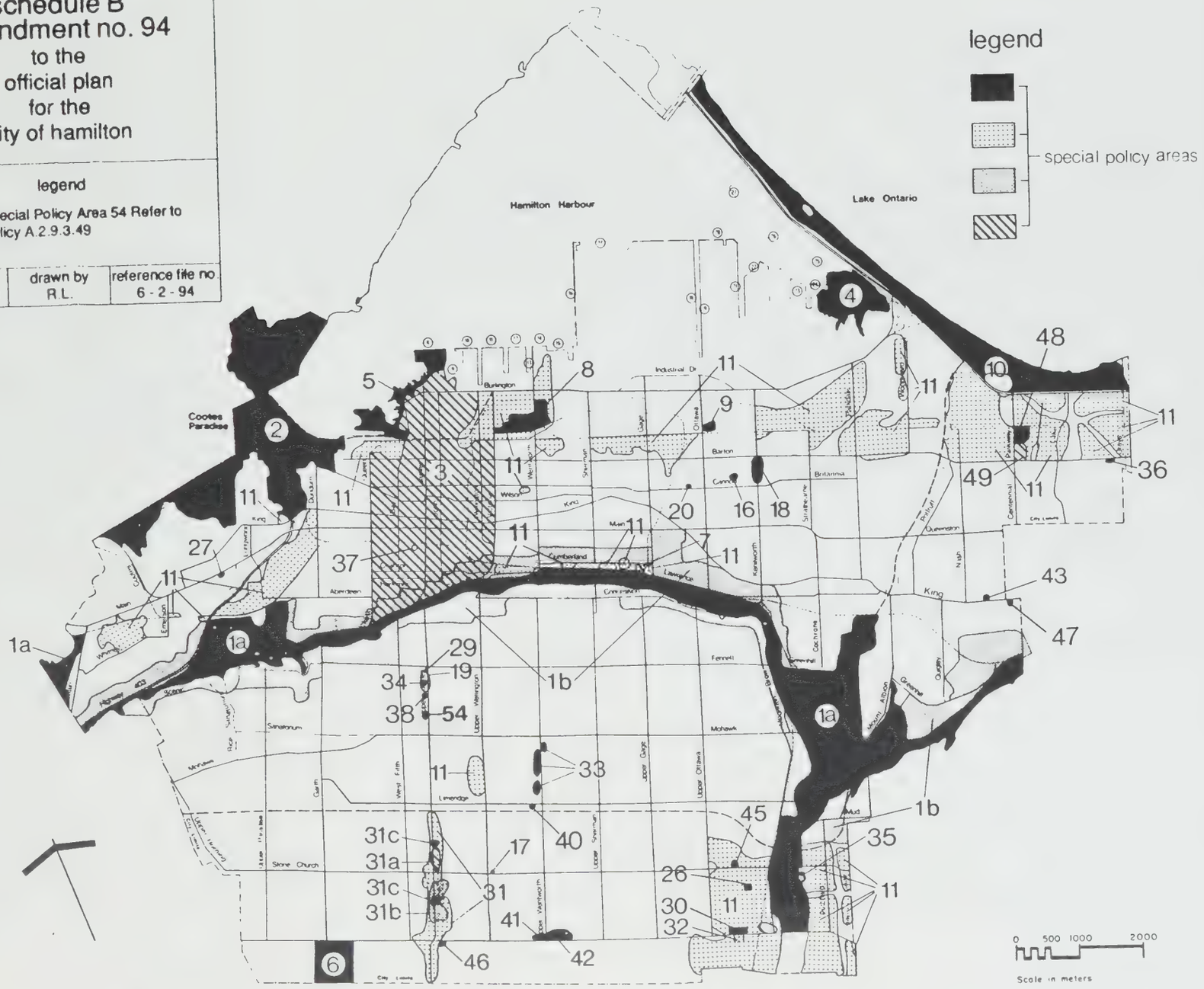
K.W.E.:ns
A:\AMENDLET

schedule B amendment no. 94 to the official plan for the city of hamilton

legend

Special Policy Area 54 Refer to Policy A.2.9.3.49

date	drawn by	reference file no
Oct 15, 1990	R.L.	6 - 2 - 94



special policy areas

AREA	REFER TO POLICY
1(a)	A.2.9.1.
1(b)	A.2.9.1.
2	A.2.9.2.
3	A.2.9.3. A.2.9.3.1.
4	A.2.9.3.2.
5	A.2.9.3.3.
6	A.2.9.3.4.
7	A.2.9.3.5.
8	A.2.9.3.6.
9	A.2.9.3.7.
10	A.2.9.3.8.
11	A.2.9.3.9.
16	A.2.9.3.14.
17	A.2.9.3.15.
18	A.2.9.3.16.
19	A.2.9.3.17.
20	A.2.9.3.18.
26	A.2.9.3.21.
27	A.2.9.3.22.
29	A.2.9.3.24.
30	A.2.9.3.25.
31	A.2.9.3.26.
31(a)	A.2.9.3.26.
31(b)	A.2.9.3.26.
31(c)	A.2.9.3.26.
32	A.2.9.3.27.
33	A.2.9.3.28.
34	A.2.9.3.29.
35	A.2.9.3.30.
36	A.2.9.3.31.
37	A.2.9.3.32.
38	A.2.9.3.33.
40	A.2.9.3.35.
41	A.2.9.3.36.
42	A.2.9.3.37.
43	A.2.9.3.38.
45	A.2.9.3.40.
46	A.2.9.3.41.
47	A.2.9.3.42.
48	A.2.9.3.43.
49	A.2.9.3.44.

Refer to Schedule B - 1 for Special Policy Areas in the Downtown

schedule B

to the official plan for the city of hamilton

90 06 30

schedule A
amendment no. 94
to the
official plan
for the
city of hamilton

legend

area to be changed from
"Residential" to "Commercial"

date	drawn by	reference file no
October 15,1990	R L	6 2 94

land use concept

legend

- residential
- commercial
- industrial
- open space
- open water
- major institutional
- utilities
- central policy area
- special policy area windermere basin
- ® per numbers
- * sub regional centre

Schedule A
to the official plan
for
the city of hamilton
JUNE 30 1990

URBAN MUNIC. AL
NOV 19 1990
GOVERNMENT DOCUMENTS

11/13/90

Bill No. C-159

The Corporation of the City of Hamilton

BY-LAW NO. 90-316

To Adopt:

Official Plan Amendment No. 95

Respecting:

LAND LOCATED AT MUNICIPAL NO. 1280 RYMAL ROAD EAST WITHIN THE HANNON WEST NEIGHBOURHOOD

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 95 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 13th day of November A.D. 1990.

City Clerk

Mayor

(1990) 18 R.P.D.C. 6(a), October 30
Allan John Beattie, Owner
Amended ZA-90-54

CERTIFIED A TRUE COPY

AMENDMENT NO. 95

TO THE

CITY OF HAMILTON OFFICIAL PLAN

The following text, together with Schedule "B", attached hereto, constitutes Official Plan Amendment No. 95.

PURPOSE

The purpose of this Amendment is to establish a "Special Policy Area" to permit limited commercial uses within the Industrial designation, for the subject lands.

LOCATION

The subject lands are known municipally as 1280 Rymal Road East, within the Hannon West Neighbourhood.

BASIS

The basis for permitting the proposal, to develop the subject lands for a hardware store and a lawn and garden centre, is as follows:

- the subject lands are suitably located on a major arterial road; and,
- the proposal will not conflict with the mix of established uses in the area.

ACTUAL CHANGES

1) The following new policy be added to Subsection A.2.9.3 - Other Policy Areas as Policy A.2.9.3.50:

"In addition to the permitted uses set out in Subsection A.2.3 - Industrial Uses and Policy A.2.9.3.9, for those lands shown on Schedule "B" as SPECIAL POLICY AREA 55, and located at 1280 Rymal Road East, limited commercial uses will be permitted."

2) The following be added to Schedule "B" - Special Policy Areas:

- Special Policy Area 55; and,
- "Area 55 refer to Policy A.2.9.3.50", in the legend,

as shown on the attached Schedule "B" of this Amendment.

IMPLEMENTATION

A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 90-316 , passed on the 13th day of November, 1990.

THE CORPORATION OF THE

CITY OF HAMILTON

City Clerk

Mayor

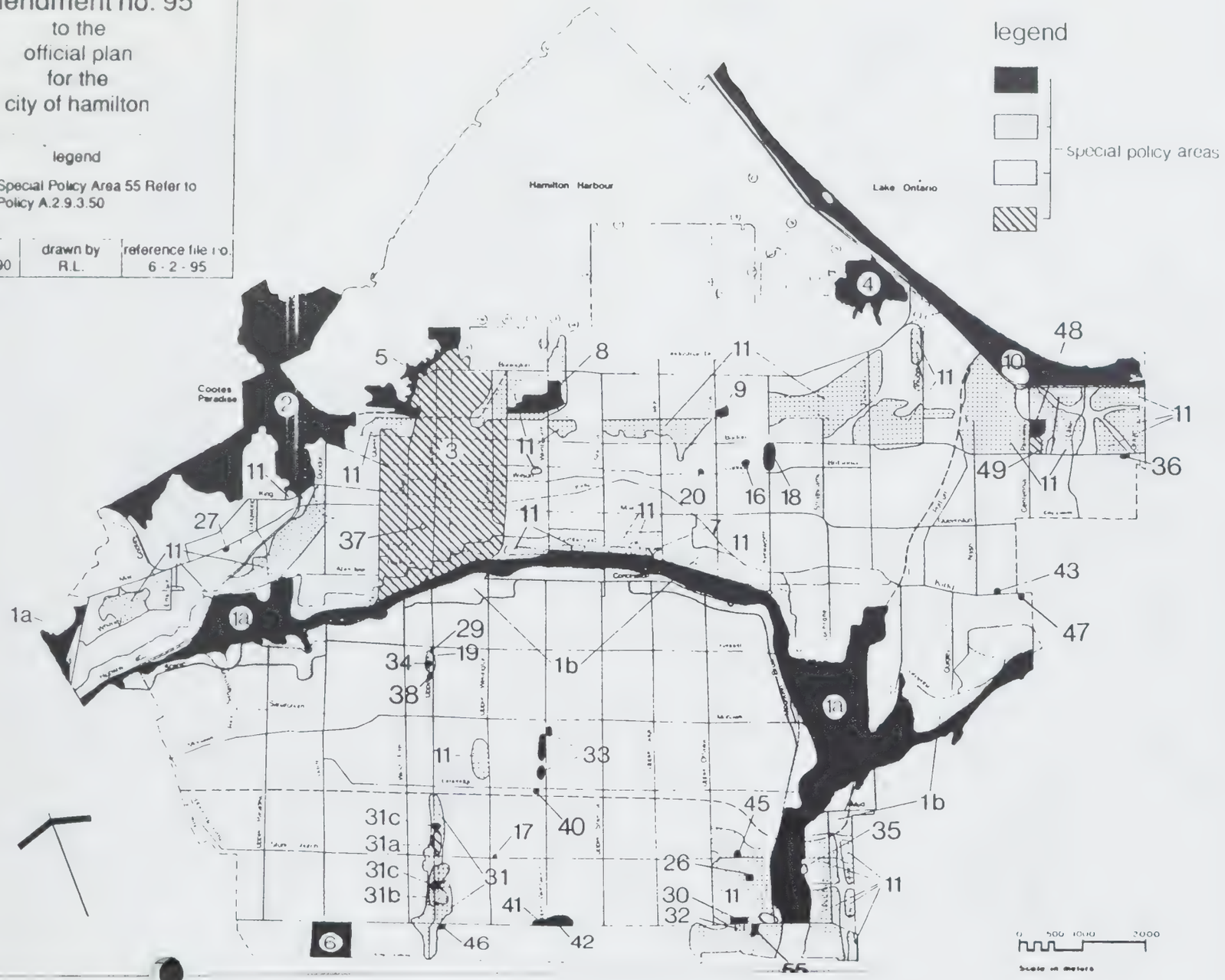
KWE/

schedule B
amendment no. 95
to the
official plan
for the
city of hamilton

legend

Special Policy Area 55 Refer to Policy A.2.9.3.50

date	drawn by	reference file no.
Nov. 2, 1990	R.L.	6 - 2 - 95



special policy areas

AREA	REFER TO POLICY
1(a)	A.2.9.1.
1(b)	A.2.9.1.
2	A.2.9.2.
3	A.2.9.3
	A.2.9.3.1.
4	A.2.9.3.2.
5	A.2.9.3.3.
6	A.2.9.3.4
7	A.2.9.3.5.
8	A.2.9.3.6.
9	A.2.9.3.7.
10	A.2.9.3.8.
11	A.2.9.3.9
16	A.2.9.3.14.
17	A.2.9.3.15.
18	A.2.9.3.16.
19	A.2.9.3.17.
20	A.2.9.3.18
26	A.2.9.3.21.
27	A.2.9.3.22.
29	A.2.9.3.24
30	A.2.9.3.25.
31	A.2.9.3.26.
31(a)	A.2.9.3.26
31(b)	A.2.9.3.26.
31(c)	A.2.9.3.26
32	A.2.9.3.27.
33	A.2.9.3.28
34	A.2.9.3.29.
35	A.2.9.3.30.
36	A.2.9.3.31.
37	A.2.9.3.32
38	A.2.9.3.33.
40	A.2.9.3.35.
41	A.2.9.3.36.
42	A.2.9.3.37.
43	A.2.9.3.38.
45	A.2.9.3.40.
46	A.2.9.3.41.
47	A.2.9.3.42.
48	A.2.9.3.43.
49	A.2.9.3.44.

Refer to Schedule B - 1 for Special Policy Areas in the Downtown

schedule B

to the official plan
for

AMENDMENT NO. 96

TO THE

CITY OF HAMILTON OFFICIAL PLAN

The following text, together with Schedule "A", attached hereto, constitutes Official Plan Amendment No. 96.

PURPOSE

The purpose of this Amendment is to redesignate the subject lands from "Major Institutional" to "Residential" on Schedule "A" - Land Use Concept of the Official Plan.

LOCATION

The lands affected by this Amendment are located on the west side of Rice Avenue, south of Chedmac Drive, within the Mountview Neighbourhood.

BASIS

The proposal is for a senior citizens community consisting of a six storey 82 unit apartment building; 18 two storey stacked townhouse units; 34 one storey townhouse units; a residential care facility for 12 residents; and an amenity centre. The basis for permitting the proposal is as follows:

- it is compatible with the surrounding land uses including residential to the south;
- the lower density development (19 units per acre) is located on the periphery of the neighbourhood;
- it will provide for a variety of living accommodations for senior citizens; and,
- it is located in close proximity to public transit routes, community facilities, medical facilities, etc.

ACTUAL CHANGE

Schedule "A" - Land Use Concept of the Official Plan be revised by redesignating the subject lands from "Major Institutional" to "Residential", as shown on the attached Schedule "A" of this Amendment.

Bill No. C-177

The Corporation of the City of Hamilton

BY-LAW NO. 90- *352*

URBAN MUNICIPAL

To Adopt:

Official Plan Amendment No. 96

Respecting:

GOVERNMENT DOCUMENTS

LANDS LOCATED ON THE WEST SIDE OF RICE AVENUE, SOUTH OF CHEDMAC DRIVE WITHIN THE MOUNTVIEW NEIGHBOURHOOD

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 96 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this *11th* day of *December* A.D. 1990.

City Clerk

Mayor

CERTIFIED A TRUE COPY

CITY CLERK

(1990) 21 R.P.D.C. 14(a), November 27
Presbyterian Residences (Hamilton), Inc.
Prospective Owner
ZA-90-67

IMPLEMENTATION

A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 90-352, passed on the 11th day of December 1990.

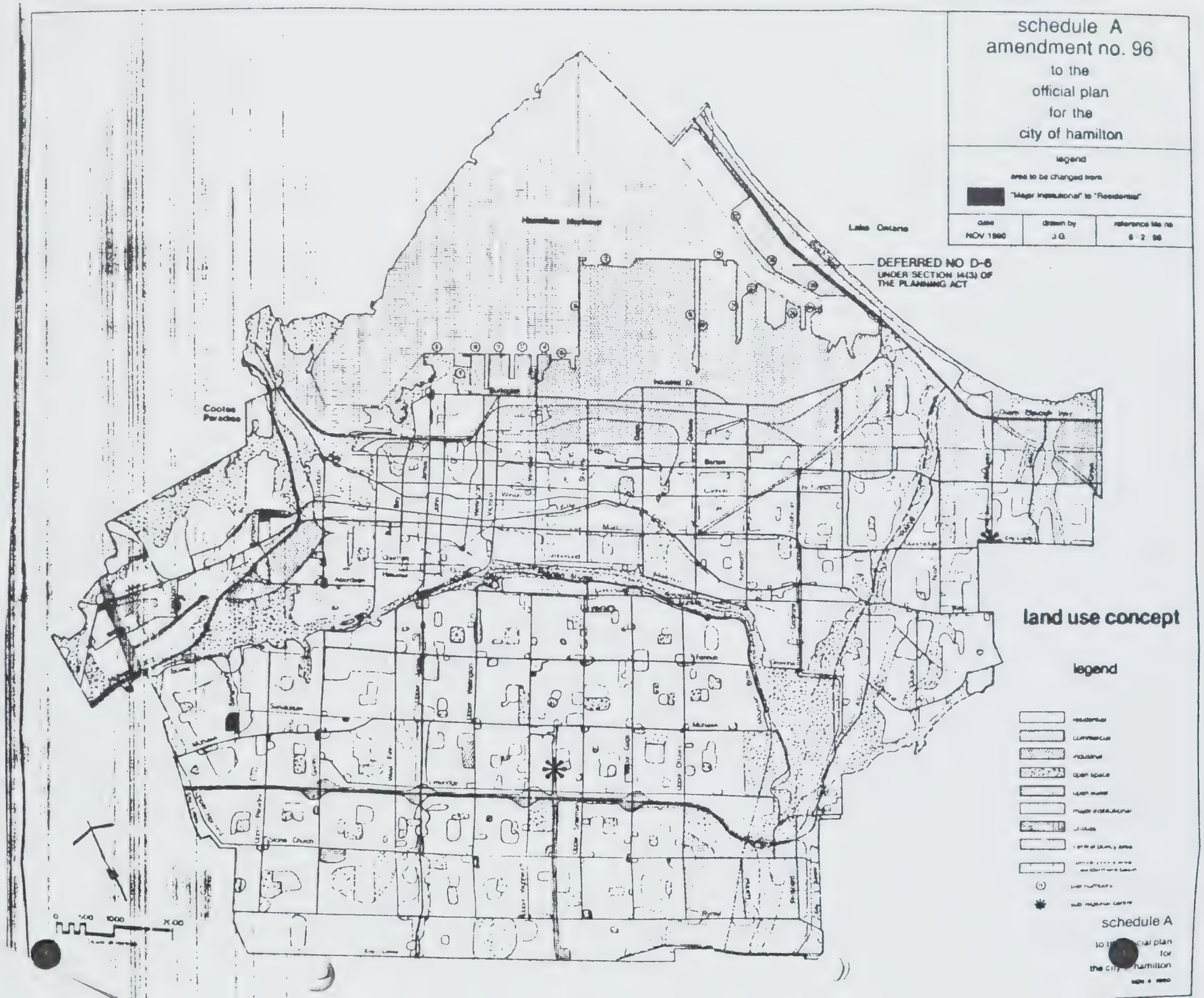
THE CORPORATION OF THE

CITY OF HAMILTON

City Clerk

Mayor

C.L-M.:ns
A:\AMENDMEN


schedule A
amendment no. 96
to the
official plan
for the
city of hamilton
legend
area to be changed from
"Major Institutional" to "Residential"
date
NOV 1990
drawn by
J.G.
reference file no
6 - 2 96
Lake Ontario
DEFERRED NO D-6
UNDER SECTION 14(3) OF
THE PLANNING ACT
Cootes Paradise
land use concept
legend
schedule A

URBAN/MUNICIPAL

CA4 ON HBL A08
B91 1991

Bill No. C-5

The Corporation of the City of Hamilton

BY-LAW NO. 91- *23*

To Adopt:

Official Plan Amendment No. 97

Respecting:

LAND LOCATED AT MUNICIPAL NO. 2289 BARTON STREET EAST, WITHIN THE NASHDALE NEIGHBOURHOOD

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 97 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this *12th* day of *February* A.D. 1991.

City Clerk

Mayor

(1991) 1 R.P.D.C. 31(a)
Joe Majstorovich, Owner
Amended ZA-90-42

CERTIFIED A TRUE COPY

CITY CLERK

Amendment No. 97

to the

City of Hamilton Official Plan

The following text, together with Schedule "B", attached hereto, constitutes Official Plan Amendment No. 97.

Purpose

The purpose of this Amendment is to establish a "Special Policy Area" to permit limited commercial uses within the "Industrial" designation, for the subject lands.

Location

The lands affected by this Amendment are known municipally as 2289 Barton Street East, within the Nashdale Neighbourhood.

Basis

The proposal is for a modification to the existing zoning to allow a siding and window sales company and a sporting goods store. The basis is as follows:

- the sporting goods store is no less feasible than the other commercial uses permitted under the current zoning (ie. furniture stores, floor covering store, rifle and archery ranges);
- the uses would not have a detrimental affect on the industrial nature of the area; and,
- the subject lands are suitably located on an arterial road.

Actual Changes

1) The following new policy be added to Subsection A.2.9.3 - Other Policy Areas as Policy A.2.9.3.51:

"In addition to the permitted uses set out in Subsection A.2.3 - Industrial Uses and Policy A.2.9.3.9, for those lands shown on Schedule "B" as Special Policy Area 56, and known municipally as 2289 Barton Street East, limited commercial uses will be permitted."

2) The following be added to Schedule "B" - Special Policy Areas:

- Special Policy Area 56; and,
- "Area 56 refer to Policy A.2.9.3.51", in the legend,

as shown on the attached Schedule "B" of this Amendment.

Implementation

A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 91- 23 , passed on the 12th day of February , 1991.

The Corporation of the

City of Hamilton

City Clerk

Mayor

CERTIFIED A TRUE COPY

CITY CLERK

Bill No. C-30

The Corporation of the City of Hamilton

BY-LAW NO. 91- *073*

To Adopt:

Official Plan Amendment No. 98

Respecting:

LANDS LOCATED ON THE EAST SIDE OF WEBSTER ROAD, NORTH OF THE T.H. & B. RAILWAY

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 98 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this *30th* day of *April* A.D. 1991.

City Clerk

Mayor

(1991) 6 R.P.D.C. 5(A), April 9
City Initiative 90-E

CERTIFIED A TRUE COPY

CITY CLERK

Amendment No. 98

to the

City of Hamilton Official Plan

The following text, together with Schedules "A", "B", "C", "D", "F", "G" and "H", attached hereto, constitutes Official Plan Amendment No. 98.

Purpose

In 1989 the City of Hamilton annexed the subject lands from the City of Stoney Creek. The purpose of this Amendment is to establish the appropriate designations for the subject lands, specifically, to establish a "Residential" designation on Schedule "A" - Land Use Concept, to include the subject lands within "Special Policy Area 1b" on Schedule "B" - Special Policy Areas, to include the subject lands within the Gershome Neighbourhood on Schedule "G" - Planning Units and to extend the boundaries of the City limits on Schedules "C" - Hazard Lands, "D" - Environmentally Sensitive Areas, "F" - Major Roads, and "H" - Community Improvement Areas.

Location

The lands affected by this Amendment are 2.35 hectares in area and are located on the east side of Webster Road, north of the TH&B Railway.

Basis

The establishment of designations in the City of Hamilton Official Plan, as well as in the Gershome Neighbourhood Plan and Zoning By-Law, is necessary so that the subject lands are covered by City of Hamilton municipal planning controls, in accordance with the provisions of the Planning Act.

Actual Changes

1) Schedule "A" - Land Use Concept of the Official Plan be revised by establishing a "Residential" designation for the subject lands, as shown on the attached Schedule "A" of this Amendment.

2) Schedule "B" - Special Policy Areas of the Official Plan be revised by including the subject lands within "Special Policy Area 1b", as shown on the attached Schedule "B" of this Amendment.

3) Schedule "G" - Planning Units of the Official Plan be revised by including the subject lands within the Gershome Neighbourhood, as shown on the attached Schedule "G" of this Amendment.

4) Schedules "C" - Hazard Lands, "D" - Environmentally Sensitive Areas, "F" - Major Roads, and "H" - Community Improvement Areas of the Official Plan be revised by including the subject lands within the City of Hamilton boundaries, as shown on the attached Schedules "C", "D", "F", and "H" of this Amendment.

Implementation

The provisions of Subsection D - Implementation of the Official Plan, as amended, will apply to the implementation of this Amendment.

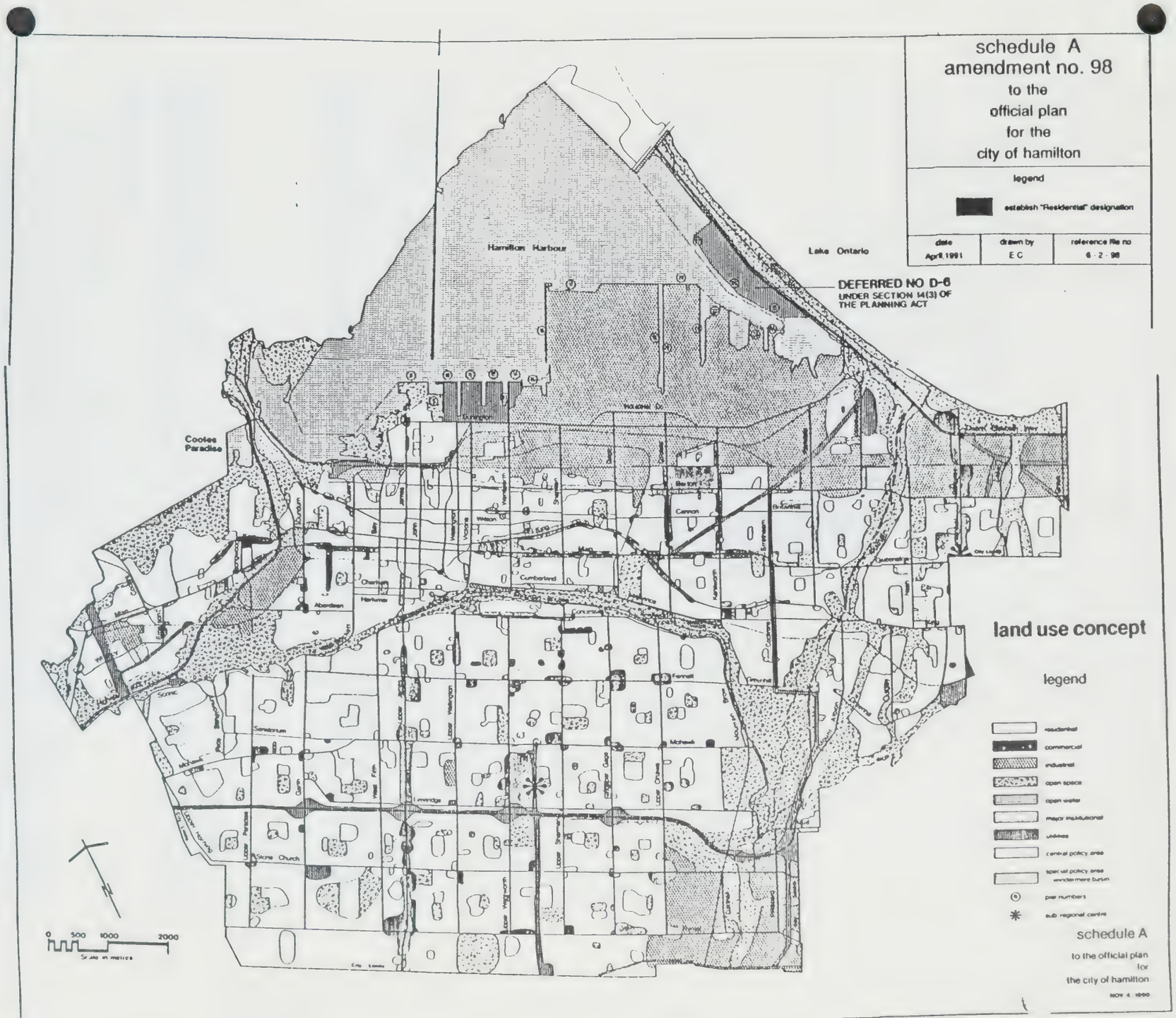
This is Schedule "1" to By-law No. 91-073 , passed on the 30th day of April , 1991.

The Corporation of the

City of Hamilton

City Clerk

Mayor

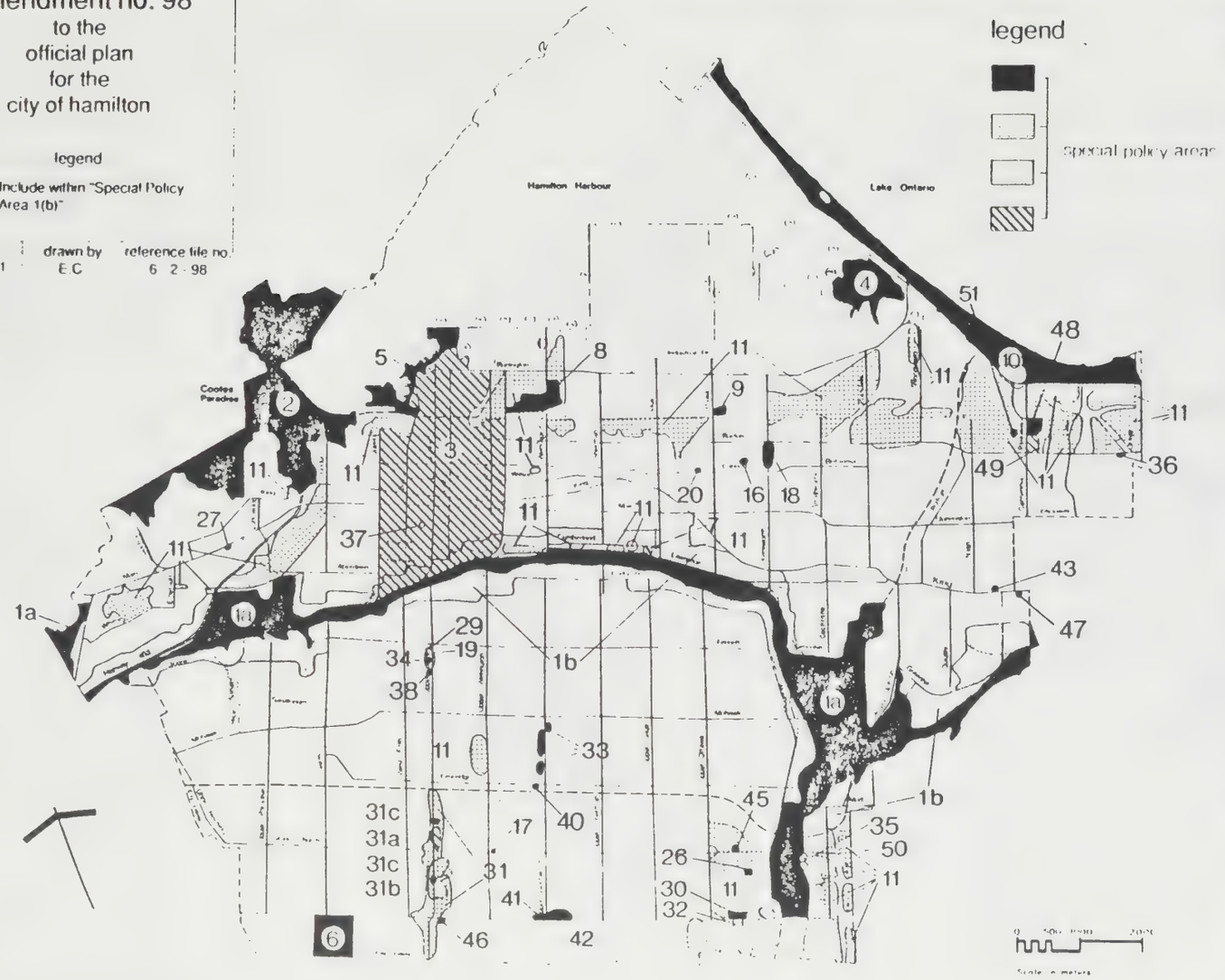

schedule A
amendment no. 98
to the
official plan
for the
city of hamilton
legend
establish "Residential" designation
date
April 1991
drawn by
E C
reference file no
6 - 2 - 98
Hamilton Harbour
Lake Ontario
DEFERRED NO D-6
UNDER SECTION 14(3) OF
THE PLANNING ACT
Cootes
Paradise
land use concept
legend
residential
commercial
industrial
open space
open water
major institutional
utilities
central policy area
special policy area
east mountain
west mountain
waterdown
ancaster
dundas
stoney creek
grimsby
binbrook
glanbrook
flamborough
beverly
ancaster
dundas
stoney creek
grimsby
binbrook
glanbrook
flamborough
beverly
0 500 1000 2000
Scale in metres
schedule A
to the official plan
for
the city of hamilton
nov 4 1998

schedule B
amendment no. 98
to the
official plan
for the
city of hamilton

legend

Include within "Special Policy Area 1(b)"

date	drawn by	reference file no.
April, 1991	E.C	6 2 - 98



special policy areas

AREA	REFER TO POLICY
1(a)	A 2 9 1
1(b)	A 2 9 1
2	A 2 9 2
3	A 2 9 3
	A 2 9 3 1
4	A 2 9 3 2
5	A 2 9 3 3
6	A 2 9 3 4
7	A 2 9 3 5
8	A 2 9 3 6
9	A 2 9 3 7
10	A 2 9 3 8
11	A 2 9 3 9
16	A 2 9 3 14
17	A 2 9 3 15
18	A 2 9 3 16
19	A 2 9 3 17
20	A 2 9 3 18
26	A 2 9 3 21
27	A 2 9 3 22
29	A 2 9 3 24
30	A 2 9 3 25
31	A 2 9 3 26
31(a)	A 2 9 3 26
31(b)	A 2 9 3 26
31(c)	A 2 9 3 26
32	A 2 9 3 27
33	A 2 9 3 28
34	A 2 9 3 29
35	A 2 9 3 30
36	A 2 9 3 31
37	A 2 9 3 32
38	A 2 9 3 33
40	A 2 9 3 35
41	A 2 9 3 36
42	A 2 9 3 37
43	A 2 9 3 38
45	A 2 9 4 0
46	A 2 9 4 1
47	A 2 9 4 2
48	A 2 9 4 3
49	A 2 9 4 4
50	A 2 9 4 5
51	A 2 9 4 6

Refer to Schedule B - 1 for Special Policy Areas in the Downtown

schedule B

to the official plan
for
the city of hamilton

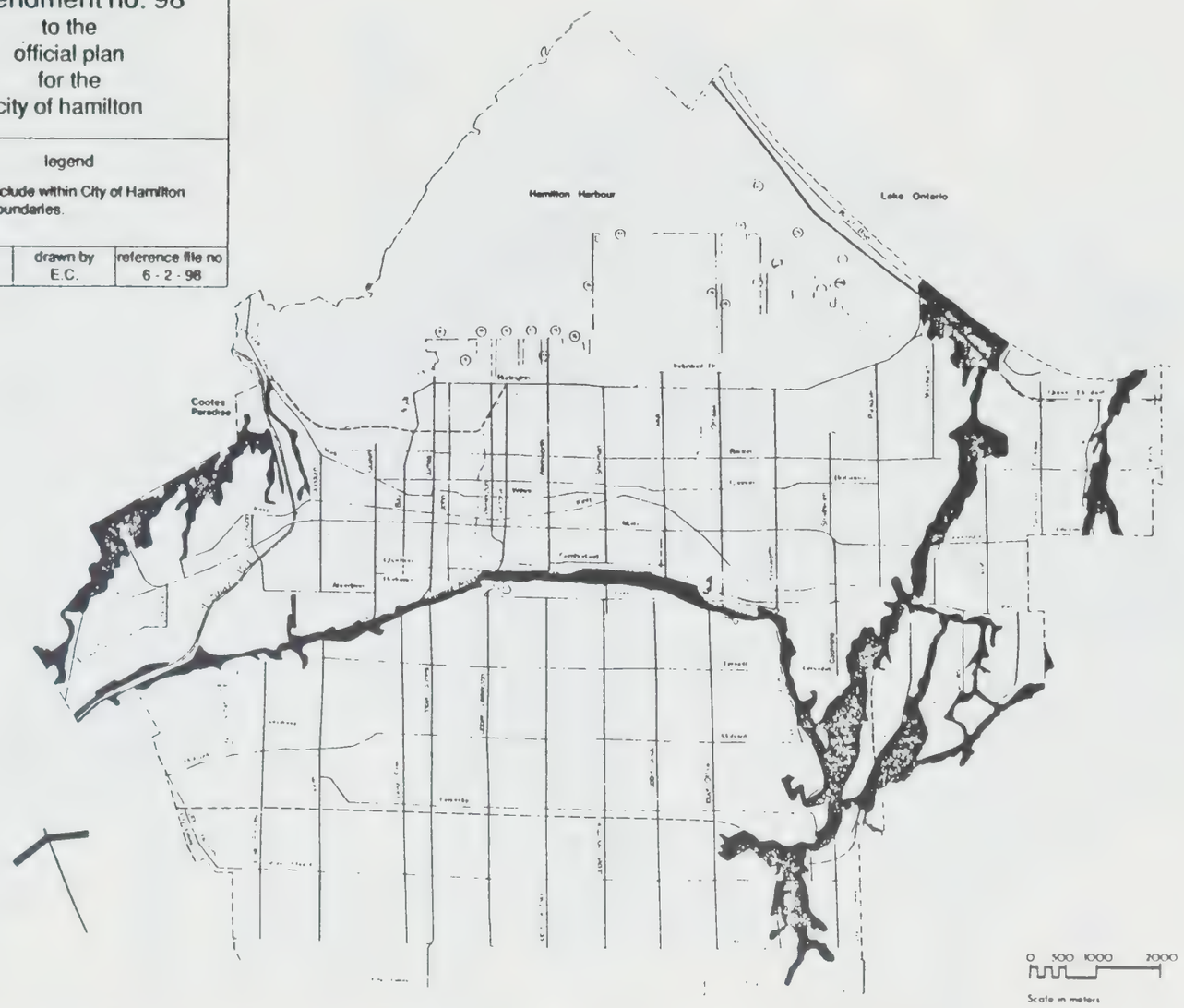
90 11 04

schedule C
amendment no. 98
to the
official plan
for the
city of hamilton

legend

Include within City of Hamilton boundaries.

date	drawn by	reference file no
April, 1991	E.C.	6 - 2 - 98



hazard lands

legend

hazard lands

(for more precise delineation of hazard lands, refer to the flood and fill line mapping approved by the appropriate conservation authority)

schedule C

to the official plan
for
the city of hamilton

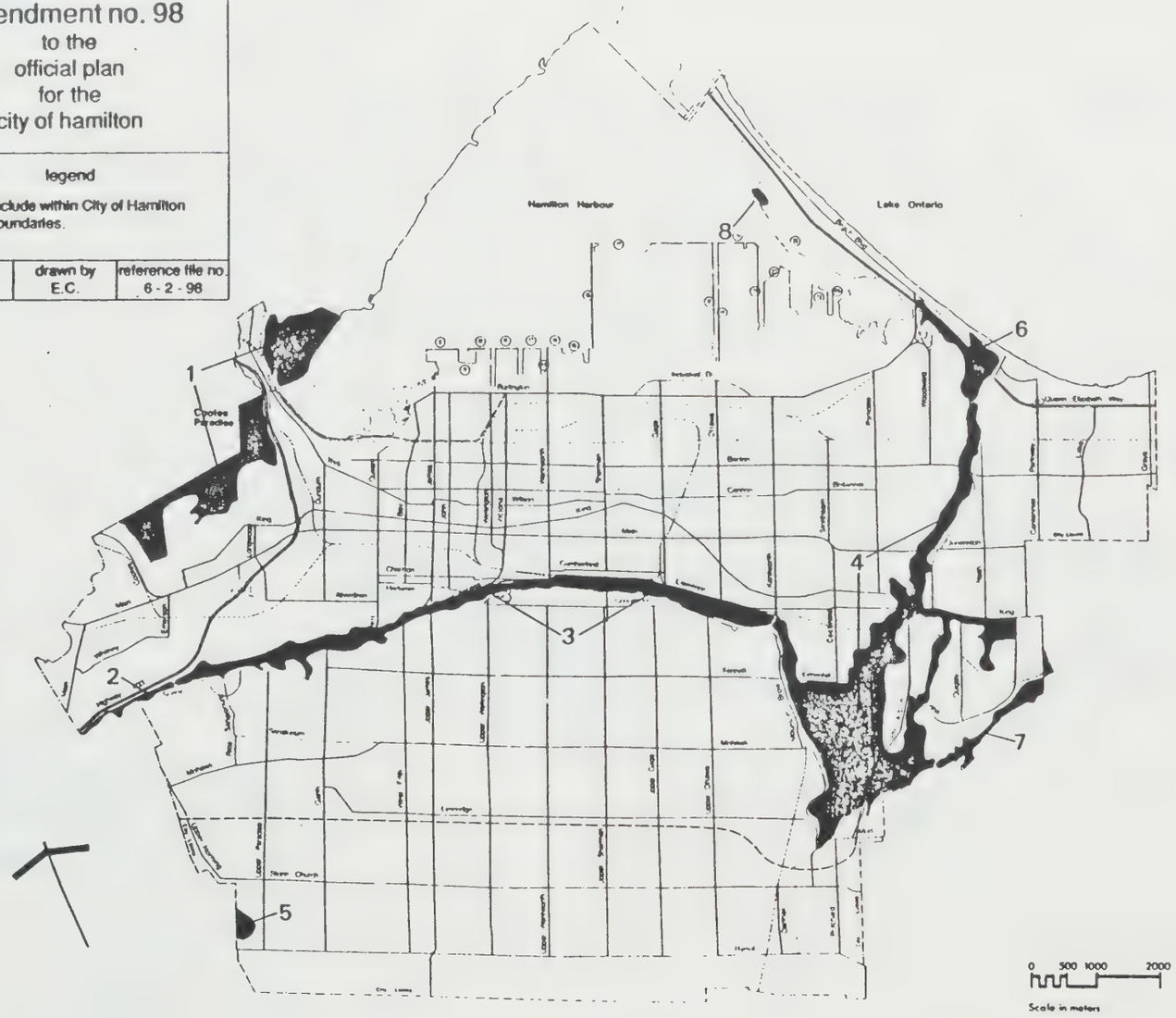
June 30, 1990

schedule D
amendment no. 98
to the
official plan
for the
city of hamilton

legend

Include within City of Hamilton boundaries.

date	drawn by	reference file no.
April, 1991	E.C.	6 - 2 - 98



environmentally sensitive areas

legend

1. royal botanical gardens, cootes paradise
2. hamilton mountain (radial line)
3. hamilton niagara escarpment
4. red hill creek, kings forest
5. ancaster creek headwater
6. red hill creek marsh van wagners marsh
7. felkers falls & niagara escarpment
8. toll gate ponds

REVISIONS

DATE	OPA / SOURCE
83 03 08	Council Direction

schedule D

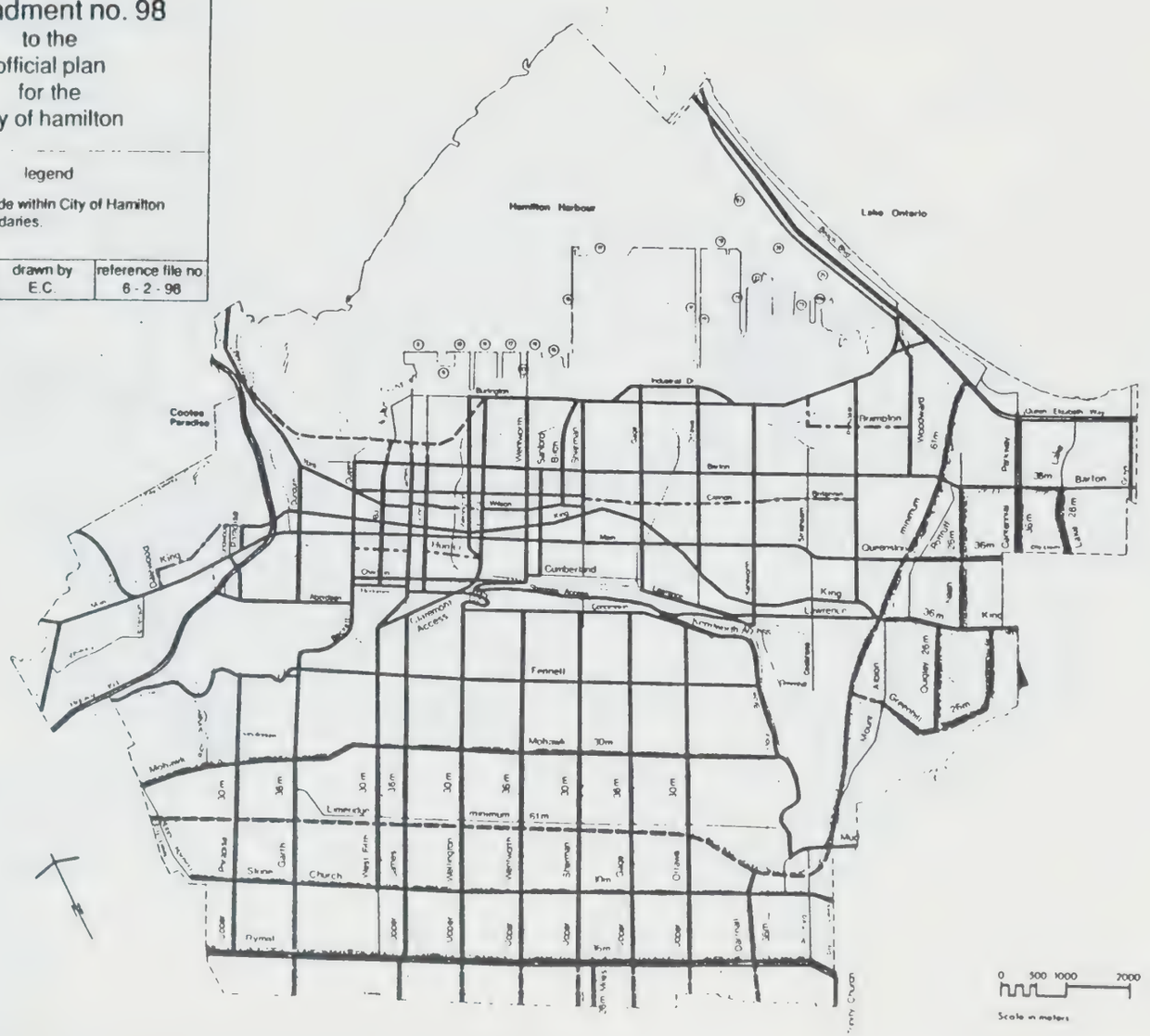
to the official plan
for
the city of hamilton
JUNE 30, 1990

schedule F
amendment no. 98
to the
official plan
for the
city of hamilton

legend

Include within City of Hamilton boundaries.

date	drawn by	reference file no.
April, 1991	E.C.	6 - 2 - 98



major roads

legend

- inter-regional highway
- arterial roads (regional)
- proposed arterial roads (regional)
- other roads
- 36m designated rights-of-way width

schedule F

to the official plan
for
the city of hamilton

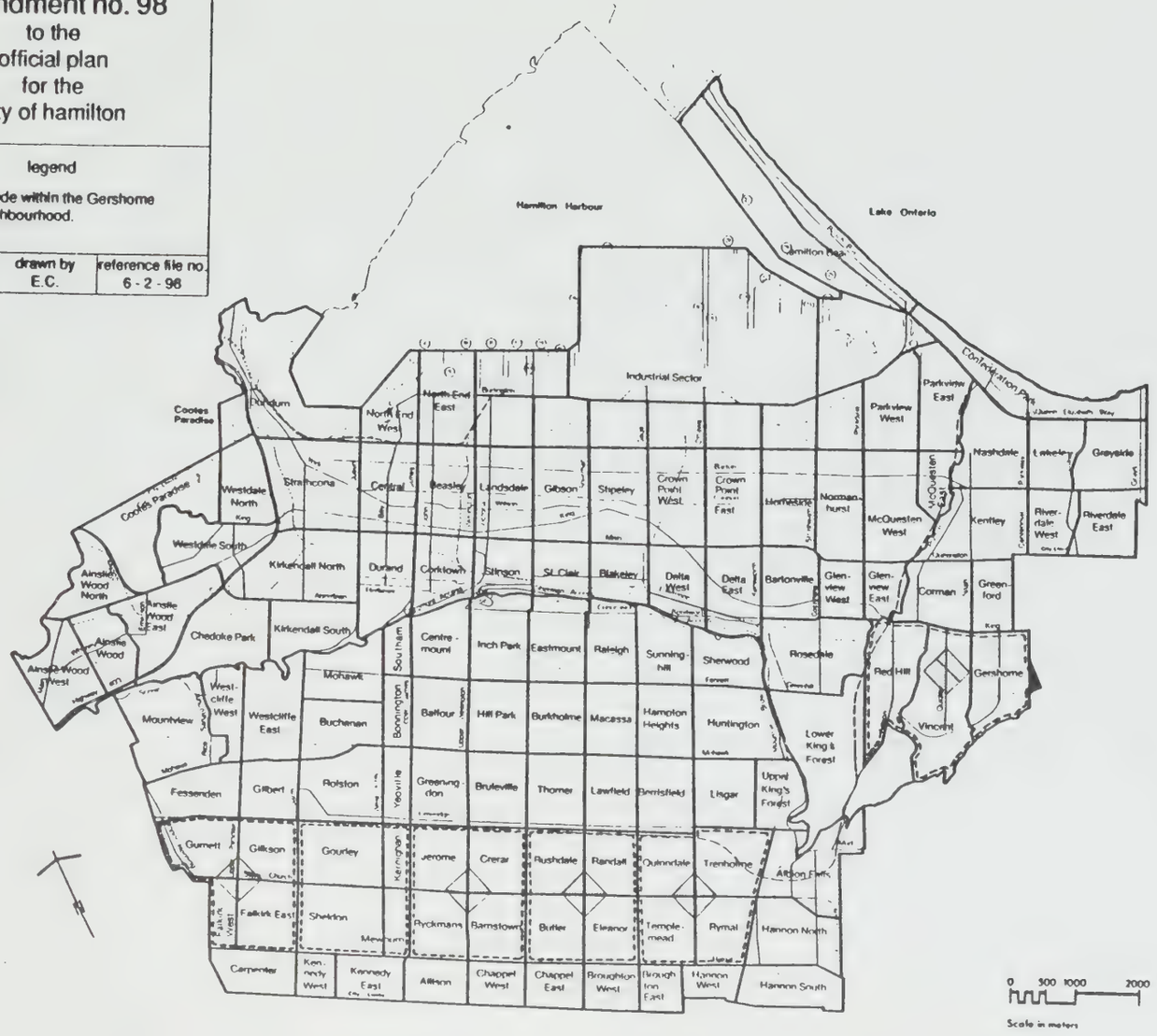
JUNE 30, 1990

schedule G
amendment no. 98
to the
official plan
for the
city of hamilton

legend

Include within the Gershome Neighbourhood.

date	drawn by	reference file no.
April, 1991	E.C.	6 - 2 - 98



planning units

neighbourhood name & boundary

community boundary

multi-centre

schedule G

to the official plan
for
the city of hamilton

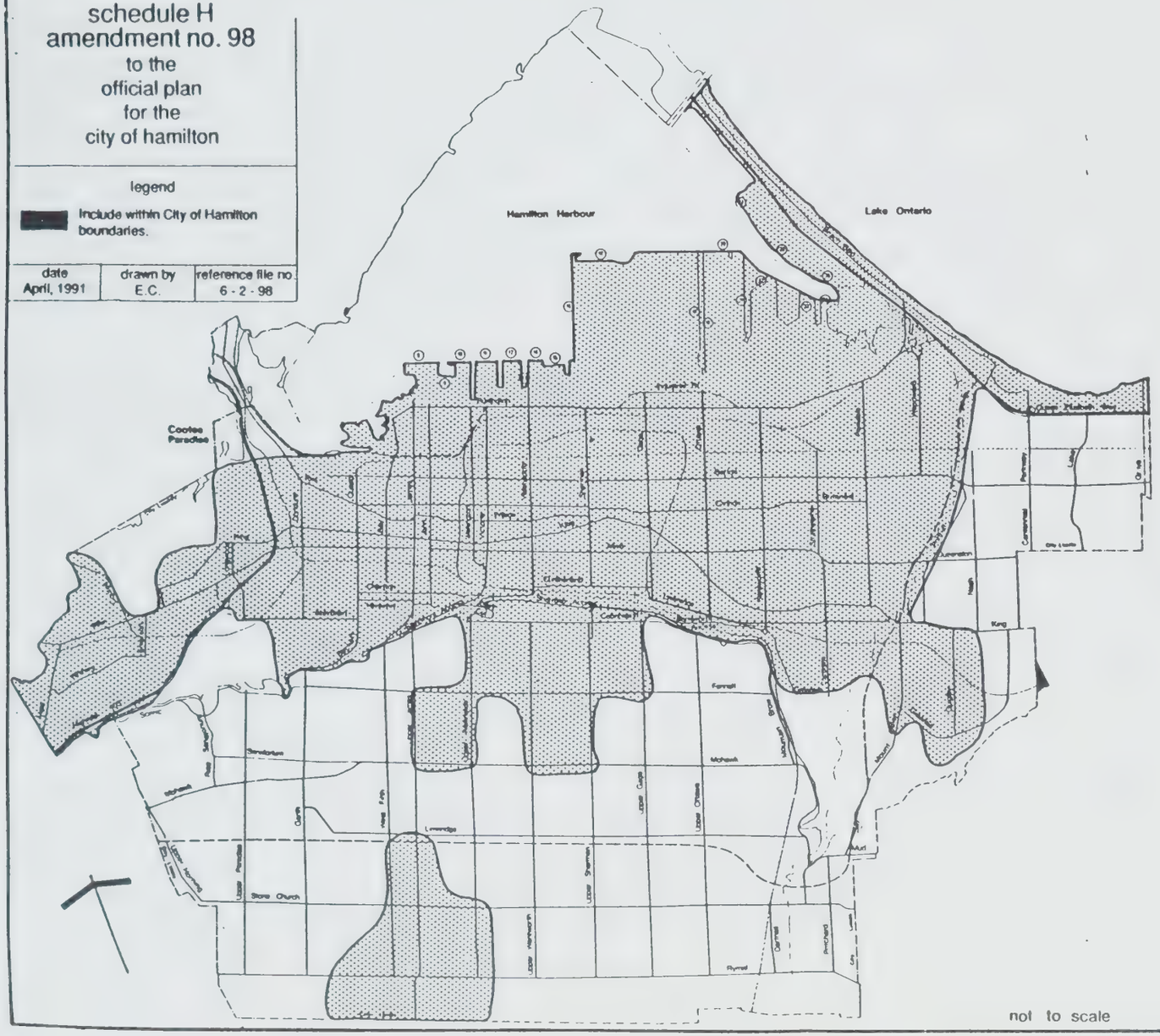
JUNE 30, 1990

schedule H
amendment no. 98
to the
official plan
for the
city of hamilton

legend

Include within City of Hamilton boundaries.

date	drawn by	reference file no.
April, 1991	E.C.	6 - 2 - 98



community improvement areas

legend

community improvement areas

schedule H
to the official plan
for
city of hamilton

June 30, 1990

Bill No. C-73

The Corporation of the City of Hamilton

BY-LAW NO. 92-*186*

To Adopt:

Official Plan Amendment No. 99

Respecting:

LANDS LOCATED AT MUNICIPAL NO. 45 RIFLE RANGE ROAD WITHIN THE AINSLIE WOOD NEIGHBOURHOOD

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 99 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this *28th* day of *July* A.D. 1992.

City Clerk

Mayor

(1992) 13 R.P.D.C. 11 , July 28
Patran Holdings Limited, Owner
Amended ZA-90-40

Amendment No. 99

to the

City of Hamilton Official Plan

The following text, together with Schedules "A" and "B", attached hereto, constitutes Official Plan Amendment No. 99.

Purpose:

The purpose of this Amendment is to redesignate the subject lands from "Industrial" to "Residential" and "Major Institutional" on Schedule "A" - Land Use Concept of the Official Plan and to remove the subject lands from "Special Policy Area 11" on Schedule "B" - Special Policy Areas to permit residential development and the construction of a new secondary school.

Location:

The lands affected by this Amendment are known municipally as 45 Rifle Range Road, located within the Ainslie Wood Neighbourhood.

Basis:

The basis for redesignating the subject lands from "Industrial" to "Residential" and "Major Institutional" and removing the subject lands from Special Policy Area 11 is as follows:

1) Residential uses are compatible with the established residential development in the neighbourhood;

2) The redesignation represents a logical extension of the established residential neighbourhood to the south;

3) It provides for the redevelopment and intensification of a former industrial site;

4) It is consistent with the policies of the Land Use Planning for Housing Provincial Policy Statement;

5) The redesignation will result in the elimination of existing or potential conflicts between industrial and residential uses;

6) The subject lands have good access to the major arterial roadway system via Rifle Range Road and Whitney Road; and,

7) The need for a new Separate Board secondary school in the west end of the City of Hamilton will be satisfied.

Actual Changes:

1) Schedule "A" - Land Use Concept of the Official Plan be revised by redesignating the subject lands from:

   - "Industrial" to "Residential"; and,
   - "Industrial" to "Major Institutional".

   as shown on the attached Schedule "A" of this Amendment.

2) Schedule "B" - Special Policy Areas of the Official Plan be revised by removing the subject lands from "Special Policy Area 11", as shown on the attached Schedule "B" of this Amendment.

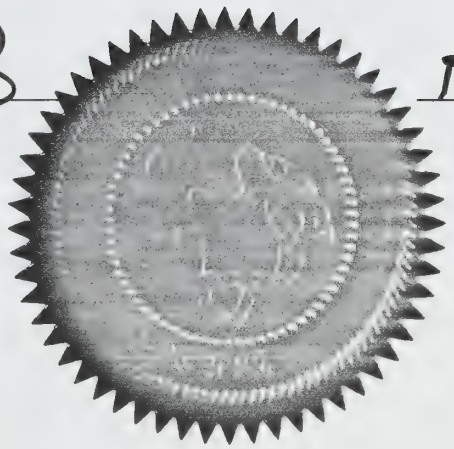
Implementation:

A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 92- *186* , passed on the *28th* day of *July* , 1992.

The Corporation of the

City of Hamilton



City Clerk

Mayor

Bill No. C-96

The Corporation of the City of Hamilton

BY-LAW NO. 92-237

To Repeal By-law No. 91-170
To Adopt Official Plan Amendment No. 101

Respecting:

LAND LOCATED AT MUNICIPAL NO. 674 UPPER JAMES STREET WITHIN THE BONNINGTON NEIGHBOURHOOD

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 91-170 on the 24th day of September 1991 to adopt Official Plan Amendment No. 101 respecting land located at Municipal No. 674 Upper James Street;

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 33 of the 15th Report of the Planning and Development Committee at its meeting held on the 25th day of August 1992 recommended that By-law No. 91-170 be repealed.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. By-law No. 91-170 is hereby repealed.

PASSED this 29th day of September A.D. 1992.

City Clerk Mayor

(1992) 15 R.P.D.C. 33, AU

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ACTING CITY CLERK

URBAN/MUNICIPAL
CA4 ON HCL A08
B91

Bill No. C-18

The Corporation of the City of Hamilton

URBAN MUNICIPAL

BY-LAW NO. 92-045

To Adopt:

Official Plan Amendment No. 104

GOV

Respecting:

LAND LOCATED AT MUNICIPAL NO. 623 UPPER JAMES STREET, WITHIN THE CENTREMOUNT NEIGHBOURHOOD

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 104 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this *28th* day of *January* A.D. 1992.

City Clerk

Mayor

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CITY CLERK

(1992) 1 R.P.D.C. 36(a), January 14
Kingdom Properties Inc., Prospective Owner
ZA-91-49

Amendment No. 104

to the

City of Hamilton Official Plan

The following text, together with Schedule "A", attached hereto, constitutes Official Plan Amendment No. 104.

Purpose

The purpose of this Amendment is to redesignate the subject lands from "Commercial" to "Residential", on Schedule "A" - Land Use Concept of the Official Plan.

Location

The lands affected by this Amendment are the front portion of the property known municipally as 623 Upper James Street, within the Centremount Neighbourhood.

Basis

The basis for permitting the proposal, to develop a five storey, 34 unit apartment building, is as follows:

- it is located on a major arterial road, where higher density uses are preferably located;
- it is compatible with the surrounding development, including two apartment buildings to the south; and,
- it is located in close proximity to shopping facilities, public transit, and other amenities.

Actual Change

Schedule "A" - Land Use Concept of the Official Plan be revised by redesignating the subject lands from "Commercial" to "Residential", as shown on the attached Schedule "A" of this Amendment.

Implementation

A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 92-045 , passed on the 28th day of January , 1992.

The Corporation of the

City of Hamilton

City Clerk

Mayor

Bill No. C-29

The Corporation of the City of Hamilton

BY-LAW NO. 92-*073*

To Adopt:

Official Plan Amendment No. 106

Respecting:

LANDS LOCATED IN THE AREA NORTH OF EASTGATE COURT AND WEST OF CENTENNIAL PARKWAY NORTH, WITHIN THE KENTLEY NEIGHBOURHOOD

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 106 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this *10th* day of *March* A.D. 1992.

City Clerk

Mayor

(1992) 3 R.P.D.C. 1(A), February 11
Truwan Holdings Limited, Owner
ZA-91-62

Amendment No. 106

to the

City of Hamilton Official Plan

The following text, together with Schedule B, attached hereto, constitute Official Plan Amendment No. 106.

Purpose:

The purpose of this Amendment is to establish a "Special Policy Area" within the "Residential" designation to permit a parking area to be used in conjunction with the commercial use located at Nos. 2444-2450 Barton Street East and No. 211 Centennial Parkway North.

Location:

The lands affected by this Amendment are in the area north of Eastgate Court and west of Centennial Parkway North, within the Kentley Neighbourhood.

Basis:

The basis for permitting the parking area within the "Residential" designation, is as follows:

1) the parking area would be an accessory use to the adjoining commercial development to the north; and,

2) the future assembly and residential development of the subject lands and/or adjacent lands to the south and west, contemplated by the approved Kentley Neighbourhood Plan, would not be prejudiced.

Actual Changes:

1. The following new policy be added to Subsection A.2.9.3 - Other Policy Areas as Policy A.2.9.3.56:

   "Notwithstanding the permitted uses set out in Subsection A.2.1 - Residential Uses, for those lands shown on Schedule "B" as SPECIAL POLICY AREA 61, and located in the area north of Eastgate Court and West of Centennial Parkway North, a parking area used in conjunction with the commercial use located at Nos. 2444-2450 Barton Street East and No. 211 Centennial Parkway North, will be permitted."

2. The following be added to Schedule "B" - Special Policy Areas:

   - Special Policy Area 61; and;
   - "Area 61 refer to Policy A.2.9.3.56" in the legend,

   as shown on the attached Schedule "B" of this Amendment.

Implementation:

A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 92-*073* , passed on the *10th* day of *March* , 1992.

The Corporation of the

City of Hamilton

City Clerk

Mayor

Bill No. C-47

The Corporation of the City of Hamilton

BY-LAW NO. 92- *107*

To Adopt:

Official Plan Amendment No. 107

Respecting:

LAND LOCATED AT MUNICIPAL NO. 2371 BARTON STREET EAST WITHIN THE NASHDALE NEIGHBOURHOOD

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 107 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this *14th* day of *April* A.D. 1992.

City Clerk

Mayor

(1992) 6 R.P.D.C. 12(A), March 31
The Barn Fruit Markets Inc., Lessee
ZA-91-72

Amendment No. 107

to the

City of Hamilton Official Plan

The following text, together with Schedule B - Special Policy Areas, attached hereto, constitute Official Plan Amendment No. 107.

Purpose:

The purpose of this Amendment is to establish a "Special Policy Area" within the "Industrial" designation to permit a retail grocery store.

Location:

The lands affected by this Amendment are known municipally as 2371 Barton Street East, within the Nashdale Neighbourhood.

Basis:

The basis for permitting the grocery store within the "Industrial" designation, is as follows:

1) The existing retail grocery store, which was established as a fruit and vegetable business, has been operating at the same location for approximately 12 years and appears to have existed harmoniously with surrounding uses;

2) An adequate amount of on-site parking is provided; and,

3) The proposed uses are consistent with uses permitted by the previous By-law (i.e., a retail store for the sale of produce, fruits and vegetables; a retail store for the sale of furniture, electrical appliances and household goods).

Actual Changes:

1. The following new policy be added to Subsection A.2.9.3 - Other Policy Areas as Policy A.2.9.3.57:

   "Notwithstanding the permitted uses set out in Subsection A.2.3 - Industrial Uses, for those lands shown on Schedule "B" as SPECIAL POLICY AREA 62 and located at 2371 Barton Street East, a retail grocery store will be permitted."

2. The following be added to Schedule "B" - Special Policy Areas:

   - Special Policy Area 62; and;
   - "Area 62 refer to Policy A.2.9.3.57" in the legend,

   as shown on the attached Schedule "B" of this Amendment.

Implementation:

A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 92- *107* , passed on the *14th* day of *April* , 1992.

The Corporation of the

City of Hamilton

City Clerk

Mayor

Bill No. C-48

The Corporation of the City of Hamilton

BY-LAW NO. 92- *108*

To Adopt:

Official Plan Amendment No. 108

Respecting:

LAND LOCATED AT MUNICIPAL NO. 165 BURTON STREET WITHIN THE KEITH NEIGHBOURHOOD (Industrial Sector "A")

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 108 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this *14th* day of *April* A.D. 1992.

City Clerk

Mayor

(1992) 6 R.P.D.C. 1(A), March 31
Agommen Ltd., Prospective, Owner
ZA-91-69

Amendment No. 108

to the

City of Hamilton Official Plan

The following text, together with Schedule "A" - Land Use Concept, attached hereto, constitute Official Plan Amendment No. 108.

Purpose:

The purpose of this Amendment is to redesignate the subject lands from "Industrial" to "Residential" to permit a 24-unit stacked townhouse development.

Location:

The lands affected by this Amendment are known municipally as 165 Burton Street, within the Keith Neighbourhood (Industrial Sector "A").

Basis:

The basis for redesignating the subject lands from "Industrial" to "Residential" to permit the 24-unit stacked townhouse development, is as follows:

1) The development is an ideal form of residential intensification that is consistent with intensification policies established by the City and the Provincial Government;

2) The development would be consistent with the established residential form in the area comprised primarily of grade-related single-family dwellings; and,

3) It is an adaptive re-use of an unkept industrial site and will act as a catalyst for future residential development on underutilized lands.

Actual Changes:

Schedule "A" - Land Use Concept of the Official Plan be revised by redesignating the subject lands from "Industrial" to "Residential", as shown on the attached Schedule "A" of this Amendment.

Implementation:

A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 92- *108* , passed on the *14th* day of *April* , 1992.

The Corporation of the

City of Hamilton

City Clerk

Mayor

Bill No. C-51

URBAN MUNICIPAL
MAY 05 1992
GOVERNMENT DOCUMENTS

The Corporation of the City of Hamilton

BY-LAW NO. 92- *113*

To Adopt:

Official Plan Amendment No. 109

Respecting:

TEXT CHANGES TO SUBSECTION C.7 - RESIDENTIAL ENVIRONMENT AND HOUSING POLICY and SUBSECTION D.9 - NOTIFICATION AND PUBLIC PARTICIPATION PROCEDURE OF THE HAMILTON OFFICIAL PLAN

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 109 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this *28th* day of *April* A.D. 1992.

Acting City Clerk

Mayor

(1992) 7 R.P.D.C. 15, April 14
City Initiative

Amendment No. 109

to the

City of Hamilton Official Plan

The following text constitutes Official Plan Amendment No. 109.

Purpose

The purpose of this Amendment is to make text changes to the City of Hamilton Official Plan, required as a result of the completion of the reports entitled Housing Intensification Strategy, 1992 City of Hamilton Municipal Housing Statement Update and Streamlining the Planning Process - Implementation of Provincial Policy Statement Land Use Planning for Housing.

Basis

Text changes are required to Subsection C.7 - Residential Environment and Housing Policy as a result of the completion of the reports entitled Housing Intensification Strategy, 1992 City of Hamilton Municipal Housing Statement Update and Streamlining the Planning Process - Implementation of Provincial Policy Statement Land Use Planning for Housing. This Amendment will provide the implementation of the approved recommendations in the above-noted documents pertaining to the City of Hamilton Official Plan.

Actual Changes

The actual changes to the text of the Hamilton Official Plan are as follows:

1) Delete clause C.7.3 of Subsection C.7 - Residential Environment and Housing Policy in its entirety and replace with the following:

C.7.3 Council will encourage a RESIDENTIAL ENVIRONMENT of an adequate physical condition that contains a variety of housing forms that will meet the needs of present and future residents. Accordingly, Council will:

i) Encourage the maintenance, renovation and rehabilitation of RESIDENTIAL properties, subject to the provisions of Subsection C.5;

ii) Promote the restoration and/or rehabilitation of housing structures exhibiting Architectural or Historical merit, subject to the provisions of Subsection C.6;

iii) Support RESIDENTIAL development such as infilling, redevelopment and the conversion of non-residential structures that makes more efficient use of the existing building stock and/or physical infrastructure that is consistent and complements the established development pattern;

iv) Support RESIDENTIAL conversion of underutilized commercial space to residential which does not undermine the primary commercial use/ function of the neighbourhood, subject to the provisions of Subsection A.2.2;

v) Encourage new RESIDENTIAL development that provides a range of dwelling types at densities and scales compatible with the established development pattern;

vi) Support new RESIDENTIAL development that provides tenure options and a range of prices/rents for new dwellings that will be "affordable" to Hamilton residents;

vii) Encourage non-profit and co-operative housing organizations to provide a range of socially-assisted dwelling units for a variety of client types, in all areas of the City, at densities and scales compatible with the established development pattern;

viii) Support the concept of accessory apartments as-of-right in all areas of the City as regulated by the Zoning By-Law;

ix) Support the concept of a RESIDENTIAL community that provides a diversity of dwelling forms and housing options accessible to all Hamilton residents;

x) Encourage the development of a range of RESIDENTIAL care and short-term care facilities in all areas of the City through appropriate recognition in the Zoning By-Law;

xi) Encourage the rehabilitation and renovation of dwellings as an alternative to demolition in appropriate locations and circumstances, having regard to the preservation and maintenance of the amenity of the RESIDENTIAL area; and,

xii) Encourage development at densities conducive to the efficient operation of Public Transit and which utilizes designs or construction techniques that are energy efficient.

xiii) Support residential and neighbourhood development that respects safety concerns.

2) Delete clause C.7.5 of Subsection C.7 - Residential Environment and Housing Policy in its entirety and replace with the following:

C.7.5 Council will on an annual basis monitor and review housing market trends, the types and prices of new housing production, the supply of designated residential land by planning status, levels of housing affordability and the range of anticipated asking prices and/or rents of individual residential development applications with a view to revising priorities and/or identifying policy and program changes in order to better achieve housing production targets.

3) Add the following new clauses C.7.6, C.7.7 and C.7.8 to Subsection C.7 - Residential Environment and Housing Policy:

C.7.6 Council will encourage at least 25 percent of new RESIDENTIAL development in the City to be "affordable", consistent with Provincial Government definitions of housing affordability. This is to be achieved on a municipality-wide basis and reflected in the Neighbourhood Planning process. Accordingly, the range and type of new RESIDENTIAL development will be evaluated annually to determine consistency with Provincial Government criteria for "affordable" housing.

C.7.7 Council recognizes the importance of ensuring a sufficient supply of land for a range of residential uses. Accordingly, Council will ensure a minimum ten-year supply of residential land is maintained at all times as well as a continuous three-year supply of a combination of draft approved and/or registered lots and blocks on plans of subdivision.

C.7.8 Council recognizes the effective functioning of the planning approvals process as an important component to reduce housing cost. Accordingly, Council will, on a bi-annual basis, review the various development application processes in consultation with interested agencies and associations to identify potential constraints and undertake appropriate actions to ensure the identified constraints are addressed.

4) Renumber existing clauses C.7.6 through C.7.19 of Subsection C.7 - Residential Environment and Housing Policy accordingly; and,

5) Amend clause D.9.1 iii) of Subsection D.9 - Notification and Public Participation Procedure by deleting "30" and replacing it with "17".

Implementation

Provisions of Section D - Implementation of the Official Plan will apply to the implementation of this Amendment. A zoning by-law amendment will also give effect to some of the Official Plan policies.

This is Schedule "1" to By-law No. 92-*113* , passed on the *28th* day of *April* , 1992.

The Corporation of the

City of Hamilton

Acting City Clerk

Mayor

Bill No. C-54

The Corporation of the City of Hamilton

BY-LAW NO. 92- *136*

To Adopt:

Official Plan Amendment No. 110

Respecting:

LANDS LOCATED ON THE WEST SIDE OF BOW VALLEY DRIVE AND SOUTH OF HIGHRIDGE AVENUE WITHIN THE RIVERDALE EAST NEIGHBOURHOOD

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 110 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this *12th* day of *May* A.D. 1992.

City Clerk Mayor

(1992) 8 R.P.D.C. 10, April 28
Vedemo Construction Limited, Owner
Amended ZA-91-18

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Amendment No. 110

to the

City of Hamilton Official Plan

The following text, together with Schedule "A" - Land Use Concept and Schedule "C" - Hazard Lands, attached hereto, constitute Official Plan Amendment No. 110.

Purpose:

The purpose of this Amendment is to redesignate the subject lands on Schedule "A" - Land Use Concept from "Open Space" to "Residential" and to remove the subject lands designated as "Hazard Lands" from Schedule "C" - Hazard Lands to permit a 45-unit townhouse development and two single-family dwellings.

Location:

The lands affected by this Amendment are located on the west side of Bow Valley Drive and south of Highridge Avenue, within the Riverdale East Neighbourhood.

Basis:

The basis for redesignating the subject lands from "Open Space" to "Residential" and removing from the subject lands from the "Hazard Land" designation to permit the 45-unit townhouse development and two single-family dwellings, is as follows:

1) The proposed development is compatible with the existing residential development patterns within the neighbourhood;

2) The conversion of the subject lands from an open space use would not be detrimental, as the neighbourhood is presently well-served with existing parks and open spaces; and,

3) The site is located within close proximity to neighbourhood shopping facilities, neighbourhood schools and public transit routes.

Actual Changes:

1) Schedule "A" - Land Use Concept of the Official Plan be revised by redesignating the subject lands from "Open Space" to "Residential", as shown on the attached Schedule "A" of this Amendment; and,

2) Schedule "C" - Hazard Lands of the Official Plan be revised by removing the subject lands designated as "Hazard Lands", as shown on the attached Schedule "C" of this Amendment.

Implementation:

A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 92- *136* , passed on the *12th* day of *May* , 1992.

The Corporation of the

City of Hamilton

City Clerk

Mayor

Bill No. C-63

The Corporation of the City of Hamilton

BY-LAW NO. 92-*161*

To Adopt:

Official Plan Amendment No. 111

Respecting:

LANDS LOCATED BETWEEN GARTH STREET, STONE CHURCH ROAD WEST, WEST FIFTH STREET AND RYMAL ROAD WEST, WITHIN THE SHELDON AND MEWBURN WEST NEIGHBOURHOODS

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 111 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this *30th* day of *June* A.D. 1992.

City Clerk Mayor

(1992) 10 R.P.D.C. 11(a), May 26

Amendment No. 111

to the

City of Hamilton Official Plan

The following text, together with Schedule "A", attached hereto, constitutes Official Plan Amendment No. 111.

Purpose:

The purpose of this Amendment is to incorporate changes to Schedule "A" - Land Use Concept of the Official Plan, required as a result of the completion of the Sheldon and Mewburn West Neighbourhood Plans.

Location:

The lands affected by this Amendment are located between Upper Garth Street, Stone Church Road West, West Fifth Street and Rymal Road West within the Sheldon and Mewburn West Neighbourhoods.

Basis:

This Amendment will provide for the implementation of the recently approved Sheldon and Mewburn West Neighbourhood Plan.

Actual Changes:

Schedule "A" - Land Use Concept of the Official Plan be revised by redesignating portions of the Sheldon and Mewburn West Neighbourhood from:

- "Open Space" to "Residential";
- "Major Institutional" to "Open Space"; and,
- "Open Space" to "Major Institutional",

as shown on the attached Schedule "A" of this Amendment.

Implementation:

Provisions of Section D - Implementation of the Official Plan will apply to the implementation of this Amendment.

This is Schedule "1" to By-law No. 92- *161* , passed on the *30th* day of *June* , 1992.

The Corporation of the

City of Hamilton

City Clerk

Mayor

Bill No. C-65

The Corporation of the City of Hamilton

BY-LAW NO. 92-*163*

To Adopt:

Official Plan Amendment No. 112

Respecting:

LANDS LOCATED NORTH AND EAST OF THE HAMILTON CITY LIMITS, SOUTH OF RYMAL ROAD WEST AND WEST OF THE PROPOSED GARTH STREET EXTENSION, WITHIN THE CARPENTER NEIGHBOURHOOD

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 112 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this *30th* day of *June* A.D. 1992.

City Clerk Mayor

(1992) 11 R.P.D.C. 13 , June 30

Amendment No. 112

to the

City of Hamilton Official Plan

The following text, together with Schedule "A", attached hereto, constitutes Official Plan Amendment No. 112.

Purpose:

The purpose of this Amendment is to incorporate changes to Schedule "A" - Land Use Concept of the Official Plan, required as a result of the completion of the Carpenter Neighbourhood Plan.

Location:

The lands affected by this Amendment are located north and east of the Hamilton City Limits, south of Rymal Road West and west of the proposed Garth Street extension within the Carpenter Neighbourhood.

Basis:

This Amendment will provide for the implementation of the recently approved Carpenter Neighbourhood Plan.

Actual Changes:

Schedule "A" - Land Use Concept of the Official Plan be revised by redesignating portions of the Carpenter Neighbourhood from:

- "Residential" to "Open Space";
- "Residential" to "Major Institutional"; and,
- "Residential" to "Utilities",

as shown on the attached Schedule "A" of this Amendment.

Implementation:

Provisions of Section D - Implementation of the Official Plan will apply to the implementation of this Amendment.

This is Schedule "1" to By-law No. 92- *163* , passed on the *30th* day of *June* , 1992.

The Corporation of the

City of Hamilton

City Clerk

Mayor

Bill No. C-86

The Corporation of the City of Hamilton

BY-LAW NO. 92-*207*

To Adopt:

Official Plan Amendment No. 113

Respecting:

LANDS LOCATED BETWEEN THE BURLINGTON CANAL, GRAY'S ROAD, LAKE ONTARIO AND THE QUEEN ELIZABETH WAY, WITHIN THE HAMILTON BEACH AND CONFEDERATION PARK NEIGHBOURHOODS

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 113 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this *25th* day of *August* A.D. 1992.

City Clerk

Mayor

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ACTING CITY CLERK

(1992) 14 R.P.D.C. 1(b), July 28

Amendment No. 113

to the

City of Hamilton Official Plan

The following text, together with Schedules "A" and "B", attached hereto, constitutes Official Plan Amendment No. 113.

Purpose:

The purpose of this Amendment is to incorporate changes to Schedule "A" - Land Use Concept and to "Special Policy Area 10", required as a result of the completion of the Hamilton Beach Concept Plan, the Confederation Park Master Plan and the Hamilton Beach Neighbourhood Plan.

Location:

The lands affected by this Amendment are located between the Burlington Canal, Gray's Road, Lake Ontario and the Queen Elizabeth Way, within the Hamilton Beach and Confederation Park Neighbourhoods.

Basis:

Changes are required to Special Policy Area 10 and to Policy A.2.9.3.8 due to the completion of the Hamilton Beach Concept Plan and the Confederation Park Master Plan. Further, this Amendment will provide for the implementation of the Hamilton Beach Concept Plan and the recently approved Hamilton Beach Neighbourhood Plan.

Actual Changes:

1) Schedule "A" - Land Use Concept of the Official Plan be revised by redesignating portions of the Hamilton Beach Neighbourhood from:

- "Open Space" to "Residential";
- "Open Space" to "Commercial";
- "Open Space" to "Major Institutional";
- "Major Institutional" to "Open Space"; and,
- "Major Institutional" to "Residential",

as shown on the attached Schedule "A" of this Amendment.

2) Subsection A.2.9.3 - Other Policy Areas be revised by deleting Policy A.2.9.3.8 in its entirety and replacing it with a new policy which reads as follows:

"Within SPECIAL POLICY AREA 10 and 10a, identified on Schedule "B", the following policies will apply:

i) Within SPECIAL POLICY AREA 10, Council will ensure that appropriate shoreline protection measures as may be prescribed by the Ministries of Natural Resources and the Environment will be taken to mitigate flooding, erosion and pollution.

ii) Within SPECIAL POLICY AREA 10a, which applies to those lands designated "Canal Recreation" by the approved Hamilton Beach Neighbourhood Plan, recreational-oriented and water-related commercial uses, such as theme parks, amusement parks, boating facilities, interpretive centres, craft centres, etc., will be permitted, in addition to those uses set out in Subsection A.2.4 - Open Space. This does not purport to prohibit or otherwise regulate the Hamilton Harbour Commissioners from using their lands for bona fide shipping and navigation purposes."

3) That Schedule "B" - Special Policy Areas be revised by:

i) deleting lands from "Special Policy Area 10";

ii) adding "Special Policy Area 10a"; and,

iii) adding "Area 10a refer to policy A.2.9.3.8", in the legend,

as shown on the attached Schedule "B" of this Amendment.

Implementation:

Section D - Implementation of the Official Plan will apply to the implementation of this Amendment.

This is Schedule "1" to By-law No. 92- 207 , passed on the 25th day of August , 1992.

The Corporation of the

City of Hamilton

City Clerk

Mayor

Bill No. C-92

The Corporation of the City of Hamilton

BY-LAW NO. 92- 233

To Adopt:

Official Plan Amendment No. 114

Respecting:

LANDS LOCATED IN THE EAST MOUNTAIN INDUSTRIAL-BUSINESS PARK, LOCATED SOUTH OF THE EAST-WEST PORTION OF THE RED HILL CREEK EXPRESSWAY, EAST OF UPPER OTTAWA STREET AND NORTH AND WEST OF THE HAMILTON CITY LIMITS

AND

LANDS KNOWN MUNICIPALLY AS 467 CHARLTON AVENUE EAST, LOCATED WITHIN THE CORKTOWN NEIGHBOURHOOD

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 114 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 29th day of September A.D. 1992.

City Clerk Mayor

CERTIFIED A TRUE COPY

ACTING CITY CLERK

(1992) 15 R.P.D.C. 34, Aug
City Initiative 91-A

Amendment No. 114

to the

City of Hamilton Official Plan

The following text, together with Schedules "B" and "B-3", attached hereto, constitutes Official Plan Amendment No. 114.

Purpose:

The purpose of this Amendment is to:

1) Delete the designations for lands within the East Mountain Industrial-Business Park from Schedule "B" - Special Policy Areas;

2) Create a new Schedule "B-3" - Other Special Policy Areas for the lands within the East Mountain Industrial-Business Park;

3) Delete a portion of the lands designated SPECIAL POLICY AREA 11 on Schedule "B" - Special Policy Areas and create a new SPECIAL POLICY AREA 11a; and,

4) Revise Official Plan Policy A.2.9.3.9 as a result of the completion of the report Review of the East Mountain Industrial-Business Park and incorporate minor text changes resulting from the creation of Schedule "B-3" - Other Special Areas.

Location:

The lands affected by this Amendment are located in two areas of the City:

- The East Mountain Industrial-Business Park, located south of the east-west portion of the Red Hill Creek Expressway, east of Upper Ottawa Street and north and west of the Hamilton City limits; and,

- Lands known municipally as 467 Charlton Avenue East, located in the Corktown Neighbourhood.

Basis:

The proposed Official Plan Amendment will implement the recommendations of the "M" District (Prestige Industrial) Review. The purpose of this review is to develop an appropriate land use strategy to meet changing economic trends. Changes to economic trends were evident as a result of the large number of rezoning and Committee of Adjustment applications received.

One of the changes resulting from the study is to allow home improvement and office uses in the "M-12" District and offices within the "M-13" District. The inclusion of the additional commercial uses within the "M-12" and "M-13" Districts:

- will allow a broader range of commercial uses which complement the existing and future uses in the East Mountain Industrial-Business Park; and,

- are no less feasible than other commercial uses permitted in the Districts (i.e., financial institutions).

Further, home improvement and office uses are some of the most frequently requested uses in the East Mountain Industrial-Business Park and have been considered appropriate by the Planning and Development Committee and City Council.

In addition, a new Schedule "B-3" - Other Special Policy Areas is warranted for clarification because of the many special policy areas in the East Mountain Industrial-Business Park. Schedule "B-3" also refines the boundary of SPECIAL POLICY AREA 11 as it relates to the hydro electric corridor between Rymal Road East and the Hamilton City limits, east of Glover Road and refines the boundary of SPECIAL POLICY AREA 1a north of Rymal Road East to more accurately reflect the designation "Escarpment Protection" in the Niagara Escarpment Plan.

Actual Changes:

1) Schedule "B" - Special Policy Areas be revised by:

   - deleting the designations for lands within the East Mountain Industrial-Business Park;

   - redesignating a portion of land from SPECIAL POLICY AREA 11 to SPECIAL POLICY AREA 11a;

   - adding Special Policy Area 11a; and,

   - noting "Area 11a refer to Policy A.2.9.3.9", in the legend,

   as shown on the attached Schedule "B" of this Amendment;

2) Create Schedule "B-3" - Other Special Policy Areas showing lands within the East Mountain Industrial-Business Park;

3) The following be added to Schedule "B-3" - Other Special Policy Areas:

- Special Policy Area 1(a);
- "Area 1(a) refer to Policy A.2.9.1", in the legend;

- Special Policy Area 1(b);
- "Area 1(b) refer to Policy A.2.9.1", in the legend;

- Special Policy Area 11;
- "Area 11 refer to Policy A.2.9.3.9", in the legend;

- Special Policy Area 11a;
- "Area 11a refer to Policy A.2.9.3.9", in the legend;

- Special Policy Area 26;
- "Area 26 refer to Policy A.2.9.3.21", in the legend;

- Special Policy Area 30;
- "Area 30 refer to Policy A.2.9.3.25", in the legend;

- Special Policy Area 32;
- "Area 32 refer to Policy A.2.9.3.27", in the legend;

- Special Policy Area 35;
- "Area 35 refer to Policy A.2.9.3.30", in the legend;

- Special Policy Area 45;
- "Area 45 refer to Policy A.2.9.3.40", in the legend;

- Special Policy Area 50;
- "Area 50 refer to Policy A.2.9.3.45", in the legend;

- Special Policy Area 52;
- "Area 52 refer to Policy A.2.9.3.47", in the legend;

- Special Policy Area 55; and,
- "Area 55 refer to Policy A.2.9.3.50", in the legend,

as shown on the attached Schedule "B-3" of this Amendment;

4) Policy A.2.9.3.9 be deleted in its entirety and replaced with the following new Policy:

"A.2.9.3.9 In keeping with the provisions of Subsection A.2.3, for those lands shown on Schedule "B" and Schedule "B-3" as SPECIAL POLICY AREA 11 and SPECIAL POLICY AREA 11a, light industrial uses will be permitted. Accordingly, all appropriate policy provisions in this Plan dealing with the light industrial land use category will apply. Notwithstanding the foregoing, for those lands which are:

i) shown on Schedule "B" and Schedule "B-3" as SPECIAL POLICY AREA 11a, in addition to the light industrial uses, business and professional offices and home improvement uses will be permitted; and,

ii) adjacent to SPECIAL POLICY AREA 8, limited expansion to existing dwellings will be permitted."

5) Revise the text of the following Official Plan policies to reflect the creation of Schedule "B-3" - Other Special Policy Areas and SPECIAL POLICY AREA 11a:

a) Policy A.2.3.2 - Reword fourth sentence of policy to read:

"However, some elements of the hierarchy are shown on Schedule "B" and Schedule "B-3" as Special Policy Area 11 and 11a and as set out in Subsection A.2.9.3."

b) Policy A.2.3.13 - Reword first and second sentence of policy to read:

"The LIGHT INDUSTRIAL category applies to those Industrial Uses that have a minimal impact on surrounding land uses and, as set out in Subsection A.2.9.3, are shown on Schedule "B" and Schedule "B-3" as Special Policy Area 11 and 11a. Generally, LIGHT INDUSTRIAL USES will be encouraged to concentrate in a designed community-like precinct such as the East Mountain Industrial-Business Park."

c) Policy A.2.3.19 - Reword first sentence of policy to read:

"In the LIGHT INDUSTRIAL precinct known as the East Mountain Industrial-Business Park, those ancillary uses permitted within INDUSTRIAL areas as set out in Policy A.2.3.1 (ii) will be restricted to areas abutting major roads."

d) Preamble to Subsection A.2.9 - Special Policy Areas - Reword fourth sentence of preamble to read:

"All such SPECIAL POLICY AREAS are indicated on Schedules "B" and/or "B-1" and/or "B-2" and/or "B-3"."

e) Policy A.2.9.1.1 - Reword first and second sentence to read:

"The lands shown on Schedule "B" and Schedule "B-3" as SPECIAL POLICY AREA 1 lie within the recommended NIAGARA ESCARPMENT Planning Area. To implement the proposed Plan for the NIAGARA ESCARPMENT, SPECIAL POLICY AREA 1 is subdivided as shown on Schedule "B" and Schedule "B-3" into Areas '1a' and '1b', for which the following provisions will apply:"

f) Policy A.2.9.3.21 - Reword policy to read:

"Notwithstanding the permitted uses set out in Subsection A.2.3 - INDUSTRIAL USES and Subsection A.2.9.3 - OTHER POLICY AREAS - Policy A.2.3.9, for those lands within the area shown on Schedule "B-3" as SPECIAL POLICY AREA 26 and known municipally as Nos. 220 and 230 Hempstead Drive, auto repair garages will be permitted."

g) Policy A.2.9.3.25 - Reword policy to read:

"Within SPECIAL POLICY AREA No. 30, shown on Schedule "B-3" - Other Special Policy Areas, and located at the north-west corner of Rymal Road East and Nebo Road, limited commercial uses will be permitted."

h) Policy A.2.9.3.27 - Reword policy to read:

"Within SPECIAL POLICY AREA 32, shown on Schedule "B-3" - Other Special Policy Areas, and located at 1188 and 1196 Rymal Road East (south-west corner of Rymal Road and Nebo Road), limited commercial uses will be permitted."

i) Policy A.2.9.3.30 - Reword policy to read:

"Notwithstanding the permitted uses set out in Subsection A.2.3 and Policy A.2.9.3.9, for those lands within the area shown on Schedule "B-3" as SPECIAL POLICY AREA 35, the establishment of an Observation and Detention Home will be permitted."

j) Policy A.2.9.3.40 - Reword policy to read:

"Notwithstanding the permitted uses set out in Subsection A.2.3 - Industrial Uses and Policy A.2.9.3.9, for those lands shown on Schedule "B-3" as SPECIAL POLICY AREA 45, and known municipally as 1249 Stone Church Road East, limited commercial uses will be permitted."

k) Policy A.2.9.3.45 - Reword policy to read:

"In addition to the permitted uses set out in Subsection A.2.3 - Industrial Uses and Policy A.2.9.3.9, for those lands shown on Schedule "B-3" as SPECIAL POLICY AREA 50, and located on the west side of Anchor Road, south of Stone Church Road East, limited commercial uses associated with a wedding centre will be permitted."

l) Policy A.2.9.3.47 - Reword policy to read:

"In addition to the permitted uses set out in Subsection A.2.3 - Industrial Uses and Policy A.2.9.3.9, for those lands shown on Schedule "B-3" as SPECIAL POLICY AREA 52, and located east of Upper Ottawa Street, south of Stone Church Road East, limited commercial uses will be permitted."

m) Policy A.2.9.3.50 - Reword policy to read:

"In addition to the permitted uses set out in Subsection A.2.3 - Industrial Uses and Policy A.2.9.3.9, for those lands shown on Schedule "B-3" as SPECIAL POLICY AREA 55, and located at 1280 Rymal Road East, limited commercial uses will be permitted."

n) Policy D.8.2 - Reword first sentence to read:

"The boundaries between the classes of land use designated on Schedule "A" by patterned areas, as well as any other boundaries indicated on Schedules "B", "B-1", "B-2", "B-3", "C", "D", "F", "G" and "H" are only intended to be general and not to define the exact limits of any land use or policy."

Implementation:

A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 92- 233 , passed on the 29th day of September, 1992.

The Corporation of the

City of Hamilton

City Clerk

Mayor

Bill No. C-93

The Corporation of the City of Hamilton

BY-LAW NO. 92- 234

To Adopt:

Official Plan Amendment No. 115

Respecting:

LANDS LOCATED ON THE WEST SIDE OF UPPER JAMES STREET, BETWEEN WEMBLEY ROAD AND SOUTH BEND ROAD, MUNICIPALLY KNOWN AS NOS. 674 TO 712 UPPER JAMES STREET, WITHIN THE BONNINGTON NEIGHBOURHOOD

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 115 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 29th day of September A.D. 1992.

City Clerk Mayor

CERTIFIED A TRUE COPY

ACTING CITY CLERK

(1992) 15 R.P.D.C. 32, Au
City Initiative 92-D

Amendment No. 115

to the

City of Hamilton Official Plan

The following text, together with Schedule "A" (Part One and Part Two) and Schedule "B" (Part Part One and Part Two), attached hereto, constitutes Official Plan Amendment No. 115.

Purpose:

The amendment will redesignate the subject lands from "Residential" to "Commercial" and establish a "Special Policy Area" to limit the types of commercial, public, residential and institutional uses permitted within the existing buildings. The amendment will also outline performance standards for the existing and new buildings, where applicable.

In addition, the amendment will repeal various amendments (OPA No. 49 - 678 Upper James Street, OPA No. 93 - 694-696 Upper James Street and OPA No. 94 - 710 Upper James Street) affecting the subject lands and replace those amendments with one comprehensive amendment.

Location:

The lands affected by this Amendment are located on the west side of Upper James Street between Wembley Road and South Bend Road, municipally known as Nos. 674 to 712 Upper James Street within the Bonnington Neighbourhood.

Basis:

The basis for permitting the conversion of the existing buildings for the limited residential, commercial, public and institutional uses is as follows:

- the adjacent land uses would not be undermined;
- the existing engineering services are adequate;
- a smooth transition to non-residential uses would be able to occur as the demand for conversions increases; and,
- it would allow non-residential conversions on the same basis as the area to the north of the subject lands (Wembley Road to Fennell Avenue).

Actual Changes:

1) Schedule "A" - Land Use Concept of the Official Plan be revised by:

   i) redesignating the properties located at 694-696 Upper James Street and 710 Upper James Street from "Commercial" to "Residential", as shown on the attached Schedule "A" (Part One) of this Amendment; and,

   ii) redesignating the lands situated on the west side of Upper James Street between Wembley Road and South Bend Road, municipally known as Nos. 674 to 712 Upper James Street, from "Residential" to "Commercial", as shown on the attached Schedule "A" (Part Two) of this Amendment;

2) Schedule "B" - Special Policy Areas be revised by:

   i) deleting Special Policy Area 38, 53 and 54, as shown on the attached Schedule "B" (Part One) of this Amendment;

   ii) designating the lands situated on the west side of Upper James Street between Wembley Road and South Bend Road, municipally known as Nos. 674 to 712 Upper James Street, as Special Policy Area 63, as shown on the attached Schedule "B" (Part Two) of this Amendment; and,

   iii) adding to the legend:

   "Area 63 refer to Policy A.2.9.3.58";

3) Subsection A.2.9.3 - Other Policy Areas be revised by adding Policy A.2.9.3.58, which establishes development guidelines for lands situated within Special Policy Area 63:

   "A.2.9.3.58 Within SPECIAL POLICY AREA 63, identified on Schedule "B" - Special Policy Areas and located on the west side of Upper James Street between Wembley Road and South Bend Road and known municipally as Nos. 674 to 712 Upper James Street, the following development guidelines will apply:

      i) limited commercial, residential, public and institutional uses will be permitted in accordance with the Zoning By-law;

      ii) non-residential uses will be restricted to the existing building, or where existing buildings are destroyed by fire or natural diaster or demolished or removed by order of any government authority, the floor area of the new buildings will not exceed that of the previous building;

iii) proponents will be encouraged to retain a residential unit within the building, preferably above the commercial use on the ground floor;

iv) development of vacant lots will be permitted provided the building height, coverage and setbacks are consistent with the existing development in the area;

v) rear yard parking is preferred to front yard parking which is consistent with the existing streetscape; and,

vi) a landscaped buffer strip be provided where commercial, public or institutional uses are located adjacent to residential uses.

Implementation:

A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 92- 234 , passed on the 29th day of September , 1992.

The Corporation of the

City of Hamilton

City Clerk

Mayor

Bill No. C-94

The Corporation of the City of Hamilton

BY-LAW NO. 92-235

To Adopt:

Official Plan Amendment No. 116

Respecting:

LANDS LOCATED AT THE SOUTH-EAST CORNER OF STONE CHURCH ROAD EAST AND UPPER WENTWORTH STREET, WITHIN THE BUTLER NEIGHBOURHOOD

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 116 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 29th day of September **A.D. 1992.**

City Clerk Mayor

(1992) 15 R.P.D.C. 30, Aug
T. Valeri Construction Limi
Amended ZA-88-129

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Amendment No. 116

to the

City of Hamilton Official Plan

The following text, together with Schedule "A", attached hereto, constitutes Official Plan Amendment No. 116.

Purpose:

The purpose of this Amendment is to redesignate the subject lands from "Residential" to "Commercial", on Schedule "A" - Land Use Concept of the Official Plan.

Location:

The lands affected by this Amendment are located at the south-east corner of Stone Church Road East and Upper Wentworth Street within the Butler Neighbourhood.

Basis:

The basis for permitting the proposal, to develop a two-storey shopping centre having retail commercial uses on the ground floor and offices on the second floor, is as follows:

- it is located at the intersection of two major arterial roads; and,
- it is located in close proximity to an established residential neighbourhood.

Actual Change:

Schedule "A" - Land Use Concept of the Official Plan be revised by redesignating the subject lands from "Residential" to "Commercial", as shown on the attached Schedule "A" of this Amendment.

Implementation:

A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 92- 235 , passed on the 29th day of September , 1992.

The Corporation of the

City of Hamilton

City Clerk

Mayor

Bill No. C-95

The Corporation of the City of Hamilton

BY-LAW NO. 92- 236

To Adopt:

Official Plan Amendment No. 117

Respecting:

LANDS LOCATED AT MUNICIPAL NO. 1630 UPPER GAGE AVENUE, WITHIN THE ELEANOR NEIGHBOURHOOD

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 117 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 29th day of September A.D. 1992.

City Clerk Mayor

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ACTING CITY CLERK

(1992) 15 R.P.D.C. 29, A
Shell Canada Products Lim
Prospective Owner
ZA-92-18

Amendment No. 117

to the

City of Hamilton Official Plan

The following text, together with Schedule "A", attached hereto, constitutes Official Plan Amendment No. 117.

Purpose:

The purpose of this Amendment is to redesignate the subject lands from "Residential" to "Commercial" on Schedule "A" - Land Use Concept of the Official Plan.

Location:

The lands affected by this Amendment are located at 1630 Upper Gage Avenue, within the Eleanor Neighbourhood.

Basis:

The basis for permitting the proposal, to permit a car wash or automobile lube shop in conjunction with the automobile service station to the south of the subject lands, is as follows:

- it is located at the intersection of two major arterial roads; and,
- it is a logical extension to the automobile service station established immediately to the south of the subject lands.

Actual Change:

Schedule "A" - Land Use Concept of the Official Plan be revised by redesignating the subject lands from "Residential" to "Commercial", as shown on the attached Schedule "A" of this Amendment.

Implementation:

A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 92-236 , passed on the 29th day of September , 1992.

The Corporation of the

City of Hamilton

City Clerk

Mayor

Bill No. C-113

The Corporation of the City of Hamilton

BY-LAW NO. 92-*268*

To Adopt:

Official Plan Amendment No. 118

Respecting:

LANDS KNOWN MUNICIPALLY AS 350 CENTENNIAL PARKWAY NORTH, LOCATED SOUTH OF THE CANADIAN NATIONAL RAILWAY TRACKS AND EAST OF CENTENNIAL PARKWAY NORTH, WITHIN THE LAKELY NEIGHBOURHOOD

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 118 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this *27th* day of *October* A.D. 1992.

City Clerk

Mayor

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ACTING CITY CLERK

(1992) 17 R.P.D.C. 6, October 13
Landawn Shopping Centres (National) Limited, Owner
ZA-92-16

Amendment No. 118

to the

City of Hamilton Official Plan

The following text, together with Schedule "B" - Special Policy Areas, attached hereto, constitute Official Plan Amendment No. 118.

Purpose:

The purpose of this Amendment is to delete the lands from Special Policy Area 48 on Schedule "B" - Special Policy Areas and to establish a new "Special Policy Area" to limit the types of Commercial Uses.

Location:

The lands affected by this Amendment are known municipally as 350 Centennial Parkway North, located south of the Canadian National Railway tracks and east of Centennial Parkway North, within the Lakely Neighbourhood.

Basis:

The basis for permitting the proposal, a one-storey commercial/retail complex for limited commercial uses comprising a maximum gross floor area of 12,077m^2, is as follows:

1) It is located on a major arterial road (Centennial Parkway North);

2) The proposal is consistent with the existing land use in the surrounding area, including commercial to the south;

3) It will improve the overall image of the area and may stimulate the redevelopment of adjacent properties; and,

4) It is consistent with the results of the Gateway East Study which proposed several approaches for enhancing the gateway and tourism functions of the Centennial Parkway area.

Actual Changes:

1. Schedule "B" - Special Policy Areas of the Official Plan be revised by:

   - deleting the subject lands from "Special Policy Area 48";
   - deleting "Area 48 refer to Policy A.2.9.3.43", in the legend;
   - establishing "Special Policy Area 64"; and,
   - adding "Area 64 refer to Policy A.2.9.3.59", in the legend,

   as shown on the attached Schedule "B" of this Amendment;

2. Policy A.2.9.3.43 be deleted in its entirety; and,

3. The following new policy be added to Subsection A.2.9.3 - Other Policy Areas as Policy A.2.9.3.59:

   "Notwithstanding the permitted uses set out in Subsection A.2.2 - Commercial Uses, for those lands shown on Schedule "B" as SPECIAL POLICY AREA 64, and known municipally as 350 Centennial Parkway North, only limited commercial uses will be permitted, as provided for by the implementing Zoning By-Law amendment."

Implementation:

A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 92- 268 , passed on the 27th day of October , 1992.

The Corporation of the

City of Hamilton

City Clerk

Mayor

Bill No. C-114

The Corporation of the City of Hamilton

BY-LAW NO. 92-*269*

To Adopt:

Official Plan Amendment No. 119

Respecting:

LANDS KNOWN MUNICIPALLY AS 113 CHARLES STREET, WITHIN THE DURAND NEIGHBOURHOOD

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 119 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this *27th* day of *October* A.D. 1992.

City Clerk

Mayor

(1992) 17 R.P.D.C. 5, October 13
John Foss, Owner
ZA-92-10

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